

New Project of 5 Villas for sale in Cabopino



Luxury Living in Marbella





 1,415m²

 793m²

 5

 6

 12 x 4

 2



1,151m²



5



12 x 5



606m²



6



2

AREAS VILLA 9	
LIVING AREAS	
GROUND FLOOR	m ²
hall	20.50
Stair	19.80
Toilet	3.94
Wc	1.95
Living room	65.88
Dining room-Arlokan	35.71
Bedroom 1	23.10
Bathroom 1	15.00
Dressing room 1	8.44
Terrace 1	64.35
Terrace 2	18.49
Pool	67.40
INSIDE AREA	718.23
OUTSIDE AREA	180.24
VILLA INSIDE AREA	4.41.52
VILLA OUTSIDE AREA	7.35.14

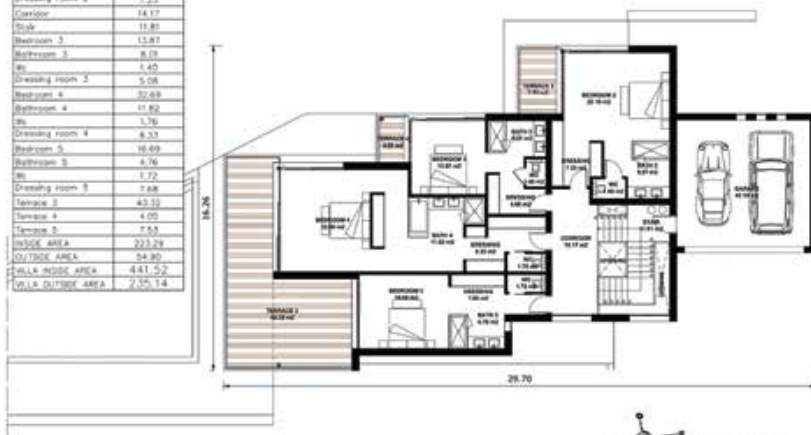


JARDINES DE IBERIS II. VILLA 9



GROUND FLOOR
Living area: 218.23 m²

AREAS VILLA 9	
LIVING AREAS	
FIRST FLOOR	m ²
Garage	42.54
Bedroom 2	23.70
Bedroom 3	9.97
Wc	1.66
Dressing room 2	7.33
Corridor	14.17
Stair	11.81
Bedroom 3	13.87
Bedroom 3	8.13
Wc	1.40
Dressing room 3	5.08
Bedroom 4	32.68
Bathroom 4	11.82
Wc	1.36
Dressing room 4	6.53
Bedroom 5	16.69
Bedroom 5	4.76
Wc	1.72
Dressing room 5	7.68
Terrace 3	45.32
Terrace 4	4.00
Terrace 5	7.53
INSIDE AREA	223.29
OUTSIDE AREA	54.90
VILLA INSIDE AREA	4.41.52
VILLA OUTSIDE AREA	7.35.14



JARDINES DE IBERIS II. VILLA 9



FIRST FLOOR
Living area: 223.29 m²



1,151m²



664m²



5



6



12 x 4



2







1,152m²



5



12 x 5



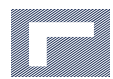
856m²



6



2



1,150m²



5



12 x 5



847m²



6



TECHNICAL DESCRIPTION

STRUCTURAL WORK

A concrete insulated structure is mounted on the foundations and reinforced concrete plate as calculated with the data of the ground study and engineer's office, filled with insulated walls of type THERMOWALL* (= very high grade in compliance with the latest European insulation values and with a minimum wall thickness of 37 cm).

INSULATION

The entire villa is equipped with both acoustic and thermal insulation according to the latest European directives and EPN standards. For example: Roof insulation 14cm. *RECITEL POLYURETHANE*.

OUTSIDE FILLING

The outside filling is of type "MONOCAPA" and is mass-coloured. The customer will have a choice of colours as supplied by the manufacturer.

INSIDE FILLING/PAINING

The insulated walls are of plaster foreseen to be paint ready. The ceilings are made of metal stud and feature matching drywall where the necessary techniques such as air conditioning, electricity, ventilation and other techniques are applied.

FLOORS AND TILES

The customer has a choice from a large range of quality marble, tiles and parquet according to the predefined customer requirements. For the basement and the parking, a polished cement or fat free tiles are foreseen.

Standard: *PORCELANOSA*

ROOF

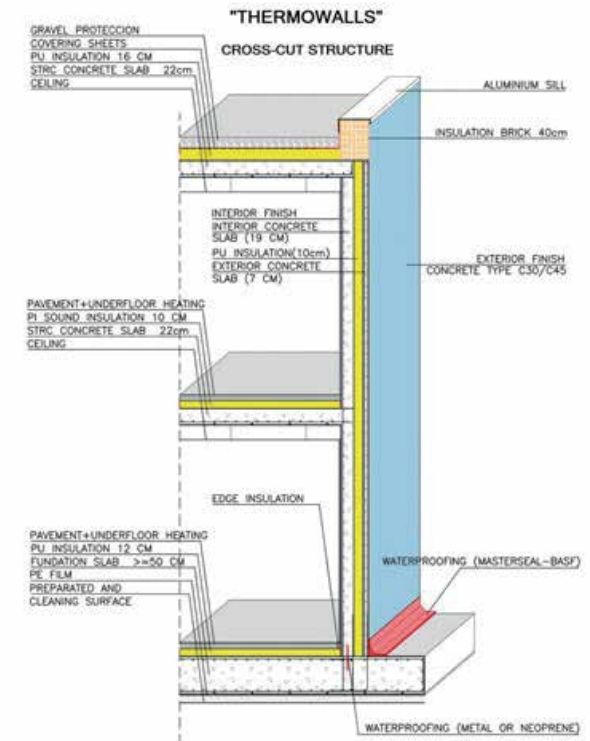
The flat roofs are provided with a polyurethane insulating layer of 14cm thick. The roofing/asphalt is executed in multiple layers. On top the necessary ballast in white stones is put as protection for the asphalt.

WINDOWS AND EXTERIOR DOORS

All windows are solar controlled and have self-cleaning thermal glass. The windows can be provided with electrical shutters of the brand *RENSON, WILLEMS* or similar. The exterior insulated doors are fitted with safety locks.

INTERNAL DOORS/ DRESSINGS

All doors are top quality, floor high type from the large collection of **IBERIS INTERIOR**, according to the choice of the customer. The dressings are carried out in the same quality and colour.



(TOTAL WIDTH OF THERMO-WALL = 36 CM)

	very efficient			very inefficient					
LABEL:	A++	A+	A	B	C	D	E	F	G
EL:	0,50 or less	0,51-0,70	0,71-1,05	1,06-1,30	1,31-1,60	1,61-2,00	2,01-2,40	2,41-2,90	2,91 or more



SANITARY

All devices are of the brand *VILLEROY & BOCH, PHILIPPE STARCK* and *GEBERIT*, according to the choice of the client to be determined at inception of the construction of the villa. The faucets are of the brand *GROHE* or similar.

ELECTRICITY

Complete electrical equipment and automation are conducted in accordance with all applicable regulations. Plans, in consultation with the customer, are from the brands *BTICINO, GIRA* or similar. A videophone with the necessary internal units will be connected with the main entrance. All the lights are LED devices brand *WEVER & DUCRE*.

HEATING / AIR CONDITIONING

All living areas are equipped with individual A/C units to achieve maximum energy savings and a water based under floor heating system with heat pump. Brand *DAIKIN*. The entire villa is equipped with an air heating and cooling system according to the central pipe system with heat pumps. *DAIKIN* type *ALTHERMA*. The living room is equipped with a high end fireplace with gas or wood. (optional)

ALARM

The preinstallation for any alarm and camera system of choice.

KITCHEN

A fully equipped kitchen is provided using brand *SIEMATIC* or similar.

POOL

The pool as foreseen on the drawings, with a fully automatic technical installation is provided as well as the underwater lighting and with a basic solar panel heating.

GENERAL

An architecturally landscaped private garden. All maintenance services during the warranty period will be provided with the necessary guarantees.

SPECIFICATIONS

KITCHEN: SIEMATIC Type SC66

GAGGENAU

- Combi Steam oven series 400
- Combi Microwave series 400
- Vario induction cooktop 90cm series 400
- Ventilation: Wall-Mounted hood AW 400
- Vario Combi Refrigerator series 200
- Dishwasher DF 460

BATHROOMS 1-2-3 (4)

TOILET

- Hanging toilet: *PHILIPPE STARCK* 3-white
- Toilet seat: *STARCK / DURAVIT* 3-white
- Suspension: *GEBERIT* Sanbloc

SINK

- *INBANI* type Solid surface white
- Mirror *VILLEROY & BOCH*
- Faucet *GROHE* Metris

SHOWER

- Fix shower: *GROHE* – Raindance Air 26cm
- Hand shower: *STARCK* HG2

BATH

- *VILLEROY & BOCH* Oberon 170/75 white
- *GROHE* Metris

GUEST TOILET

- Hanging toilet *STARCK*
- Sink: Faucet *GROHE* Pura Vida

TILING

- all the colors are to be chosen by the client

GROUND FLOOR

- *PORCELANOSA* collection VENISTERRACES

TERRACES

- *PORCELANOSA* collection VENISnon-skid

FIRST FLOOR

Rooms:

- Parquet fullwood 18mm

Bathrooms:

- *PORCELANOSA* collection VENIS
- Wall tiles: *PORCELANOSA* type micro-cement

GARAGE / DRIVEWAY

- Polished concrete, *ORMEGON ENPRESSA*

AIRCON/HEATING

Air-conditioning

- *DAIKIN* with heat pump and canal system
- each space individually controlled

Floor heating

- Brand *DAIKIN* ALTHERMA with water tubes, type Thermoblock
- an energy return of 700%

Bathrooms:

- floor heating with low tension.

The entire installation with water is with a double circuit with a *GRUNDFOS* pump.





HOT WATER

- *DAIKIN* thermoblock 250L/25 minutes
- an energy return of 700%

INSULATION

- PU-plates 8cm to 16cm - *BASF & RECTICEL*

WINDOWS

- Brand: *SCHUCO / SAPA* -> Type Alu / AWS65

Glass: *SAINT GOBIN*

- Type HR+ glass
- self cleaning
- solar control / type cool-lite
- anti burglary
- Climalit glass / double and triple glass type Climatop

DOORS

- Width: 83cm / 93cm
- Height: storey high
- Type: smooth painted

GARAGE DOOR

- *HORMANN*: insulated, sectional with remote

BALUSTRADES

- Q-Rail: stainless steel inox 316

POOL

- Infinity pool with glass tiles. Colour to be chosen from the palette of the supplier.

POOL TECHNIQUES

- Filter: *STARLINE* with glass filter and automatic control
- Pump: *STARLINE* with a capacity of 16m³/h
- Lighting: 2x LED Aqua Light with remote and timer
- Control: Completely automatic
- Disinfection: RVS UV-C installation
- Ozonator: Blue Lagoon

ELECTRICITY

- Lighting: LED lighting *PHILIPS*
- Videophone *FERMACC* with 1 inside unit
- Plug connections and switches:
LEGRAND, SIEMENS, TICINO