



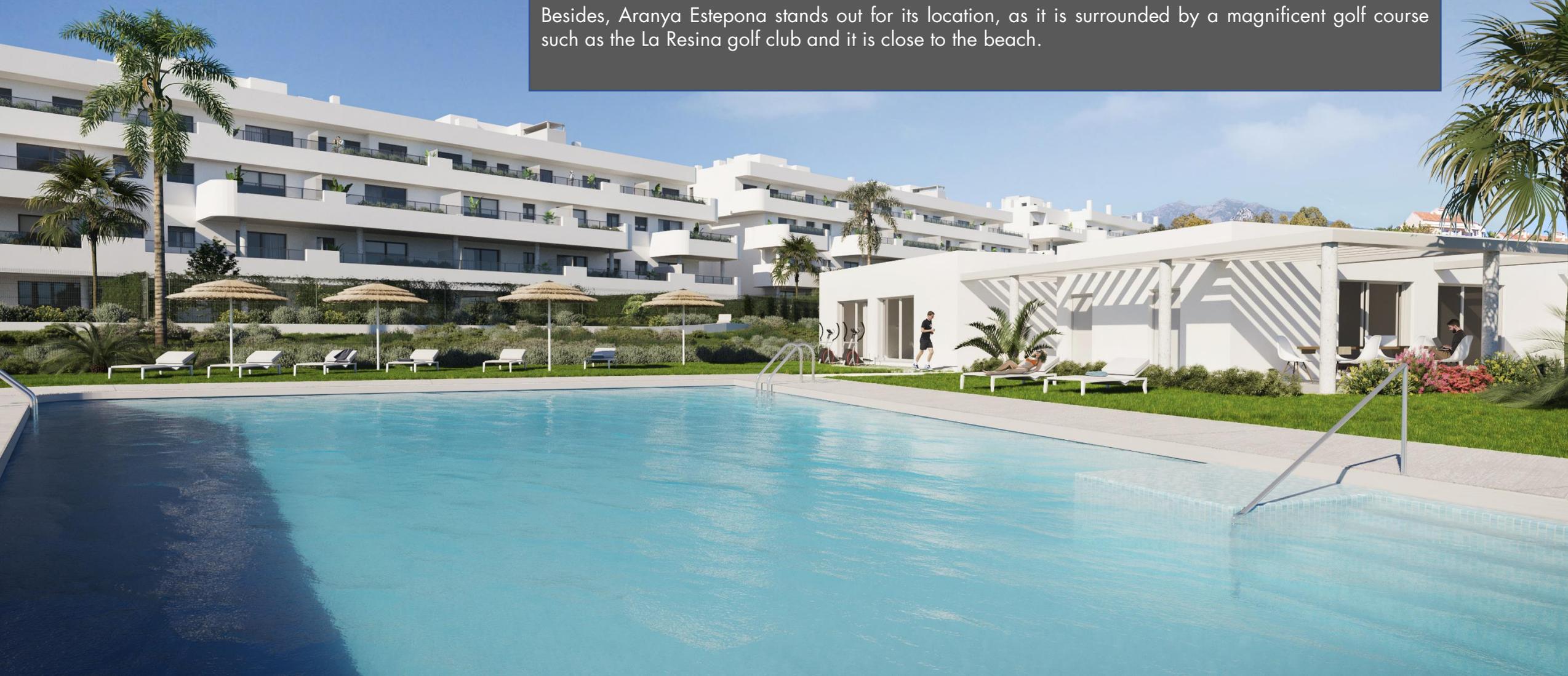
MARBELLA

INVESTMENT PROPERTIES

Your new home in Estepona, surrounded by a golf course

Aranya Estepona is a very well connected project with the center of Estepona and where you can enjoy all kinds of services such as schools and pharmacies, and also a wide range of leisure and entertainment such as shopping centers and cinemas.

Besides, Aranya Estepona stands out for its location, as it is surrounded by a magnificent golf course such as the La Resina golf club and it is close to the beach.



It offers a wide variety of typologies as it has 1-bedroom studios and 2- and 3-bedroom flats. All homes include a garage and storage room.



BUILDING SPECIFICATIONS

Aranya Estepona



FOUNDATION AND STRUCTURE

Cimentación y estructura de hormigón armado según normativa vigente.



FAÇADES

Façade cladding based on brickwork, covered with plaster and exterior pain. Interior thermal insulation, air chamber, lined with interior plasterboard partitioning, fixed with metal.

Protection of terraces with factory breastplates or metal railings, depending on the exterior design.



ROOFING

Flat inverted non-passable roof with gravel finish. Walkable cover finished with exterior non-slip stoneware.



EXTERIOR CARPENTRY

Metal pre-frame carpentry in façade gaps, with thermal bridge breaking, forming a join between the carpentry and glass for improved thermal acoustic insolation, according to regulations.

Bedrooms blinds, with aluminum or PVC slats and injected thermal insulation.

Double glazing with air chamber forming high thermal and acoustic performance.



INTERIOR DIVISIONS

Interior partition walls in laminated plaster, with load-bearing metallic structure and interior thermal-acoustic insulation.

Dwellings are separated by ceramic partitions walls and laminated paster cladding with thermal-acoustic insulation on both sides.



INTERIOR CARPENTRY

Lacquered armored door to enter with grooves, secure fittings, exterior handle and optical peephole.

Flat-leaf interior doors with horizontal grooves, a white lacquered finish, hanging fixtures and handle.

Modular, hinged or sliding cabinets depending on the type, to match the doors. Cabinet interiors finished in melamine, with luggage shelf and hanging rail.



PAINTS

Smooth plastic paint in a soft color on vertical walls. Interior horizontal walls in smooth white plastic paint.



PAVEMENTS AND COATINGS

Non-slip 60x60 Ceramic stoneware flooring with lacquered DM-type skirting board.

Top quality ceramic tiling in bathrooms.

Smooth false ceiling throughout the home. False accessible ceiling from the bathroom for installation of air conditioning machinery. Internal machine registration. Ceramic flooring and surfaces.

Mixed coating of plastic paint and high-quality ceramic tiling in the kitchen work area, according to design.



AIR CONDITIONING AND HOT WATER

Individualized Aerothermal System for ACS.

Installation for air conditioning through ducts with grilles in the living room and bedrooms, with indoor unit.



BUILDING SPECIFICATIONS

A



SANITARY APPLIANCES AND TAPS

Vitrified porcelain sanitary ware in white. Extra-flat shower in main bathroom. Mixer taps in shower and sinks. Sink cabinet in main bathroom. Mirrors in bathrooms.



ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation in accordance with Low Tension Electrotechnical Regulations.

Telecommunications installation in the home (basic telephony and telecommunications) with sockets in living room, bedrooms, kitchen and terrace.

Community video intercom and automatic doors in portals.



FURNITURE AND KITCHEN EQUIPMENT

Furnished kitchen with compact worktop and equipped with electrical appliances. Distribution according to property type.

Appliances: electric oven, ceramic hob, decorative hood and refrigerator.

Stainless steel sink and mixer tap.



COMMUNITY AREAS, URBAN DEVELOPMENT AND MISCELLANEOUS.

Fully enclosed and fenced residential complex.

Low consumption lighting in entrances, interior roads and gardens.

Outdoor saline chlorination community pool with night lighting system.

Garden areas with lawn areas, tree and/or shrub species.

Coworking area, gym and children's area.

Pre-installation for electric vehicle charging.

Community areas in stoneware tiles/ printed concrete pavement.



HOME CUSTOMIZATION

Possibility of choosing between different tiling finishes in bathrooms, general flooring and kitchen countertop.



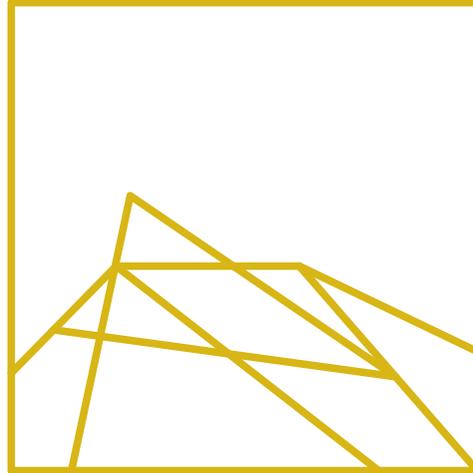
ENERGY CLASSIFICATION

This energy efficiency classification is merely informative, provisional and is subject to modification in the project phase.









M A R B E L L A

INVESTMENT PROPERTIES

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