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■■■■■■■■■■:EXCLUSIVE LISTING of one off-plan luxury villa in complex of 8. SEA VIEWS. Keys in hand, Mid 2023. Independent villa, located in Marbella. Newly built on an individual plot with an innovative design, the villa is bright and spacious, with a garden and private swimming pool. Located in the area known as Valdeolletas. Quiet streets with schools, nursery schools, El Mirador paddle club, Monte Paraíso Golf and Country Club, etc. And very close to the centre of Marbella as well: less than 5 minutes from the "Pirulí", and less than 5 minutes from La Cañada Shopping Centre. The villa is finished with high-quality materials: Radiant floor heating throughout the entire house Lift PORCELANOSA quality Wood flooring on first floor Building Specifications STRUCTURE FOUNDATIONS The villa's foundations will consist of a reinforced concrete slab on top of a layer of gravel. The perimeter walls will be built with reinforced concrete up to the ground floor slab. A certified technical control body will supervise the execution of the works, which shall comply with the specifications of the Geotechnical Study and structural regulations in force. The structure consists of metallic frames, with waffle slabs and solid concrete base plates. The structure's steel reinforcements will be interconnected with a grounding ring in order to divert electrical current outside the villas. ROOFS The roofs will be walk-on in habitable areas, with the exception of the roof above the upper terrace, which will not be walk-on. The walk-on roofs will be built with slopes, acoustic-thermal insulation and polymer waterproofing membrane, and finished with top quality non-slip ceramic tiles. Non walk-on roofs will be built with thermal insulation and finished with gravel. FAÇADE The façade will give the house a modern appearance, providing an excellent thermal behaviour. Depending on the area, it will consist of a concrete and brick wall plastered with a layer of cement mortar and finished with a high-quality light-colour paint and combination of different textures. The façade will have an inner chamber with thermal and acoustic insulation, and dry-wall lining. There will be areas with a transparent façade made with high-quality aluminium profiles with safety double glazing with an air chamber. INTERIOR PARTITION WALLS Double self-supporting walls made of plaster fibreboards on galvanised steel profiles and rockwool acoustic insulation. Ceilings made with gypsum fibreboards with perimeter trims in accordance with the project for indirect lighting. In secondary bathrooms the ceilings will consist of modular panels to allow access to climate control units. Bathroom partition walls will be made with water-repellent gypsum panels. RENDERING Finishing of interior walls and ceilings with smooth acrylic paint. The ground floor and patio floor will have large porcelain floor tiles: 80x80 cm PORCELANOSA tiles, Bottega Acero, Bottega Caliza or Harlem Acero models, to be chosen by the client. Acoustic insulation sheet to reduce the sound of impact noise. In outdoor areas of the ground floor and terrace solarium, same flooring with anti-slip treatment. In bathrooms, same flooring as ground floor and cladding of the same collection, with Bottega Caliza, Bottega Acero or Harlem Acero models; the shower wall, or other wall, with Spiga Bottega Acero or Caliza models, or the Old Beige or Old Caliza model up to the planned height. The remaining wall space up to the ceiling with acrylic paint. For the stairs and the bedroom floor, oak wood planks Treville 1L Mist model from Porcelanosa. In bedroom terraces, ceramic flooring Nebraska Tea model with anti-slip treatment. Garage floor made with smoothed concrete and epoxy finishing. ELECTRICITY Top level electrical installation with high-quality switches and sockets. Aside from the general lighting, the master bedroom and living room will also have indirect led lighting in ceiling trims. TV outlets in living room, bedrooms, porch, terrace and solarium. Internet outlets in living room, bedrooms and rooms on patio floor USB power ports in living room and bedrooms Home automation preinstallation Electronic video intercom JOINERY Medium density fibreboard passage doors lacquered white. Stainless steel handles and hidden hinges. Built-in wardrobes with door leaves lacquered white, dividing columns, overhead storage, bar, shelves and drawers. Stainless steel handles and hinges. Outdoor joinery and glazing in accordance with Basic Document regarding Energy Savings and Protection Against Noise [Documento Básico Ahorro de Energía y el de Protección frente al Ruido], increasing the level of comfort inside the house. Joinery with aluminium profiles and thermal break channel combined with different opening systems depending on location. Double-glazed windows with air chamber. Security pivot door at main entrance to villa, floor-to-ceiling leave, with blocking device, and safety lock, embedded into adjacent front glazing. Lacquered fireproof metal doors at access to dwelling from garage, BATHROOM FITTINGS Bathrooms with Krypton Flow Silk model shower plate. Suspended fittings Architect model, PORCELANOSA washbasin furniture and concealed cistern. Bathtubs and shower plates with screens Service faucet in solarium and upper floor terrace. KITCHEN Fully furnished kitchen with upper and lower cabinets Kitchen furniture Emotions model, finished in Blanco Ghost or Negro Ghost and counter Krypton Snow White or Xtone Liem Dark Nature model from PORCELANOSA. ELECTRICAL APPLIANCES SIEMENS, including induction cooker, extraction hood, microwave oven, oven, combi-refrigerator and dishwasher. SAFETY Alarm installation and cameras connected to control centre and Police. GARAGE Common central road, accessed through ramp and automatic gate with remote control. Fire and gas detection with audible and visual alarm. Detección de incendio y gases con alarmas visual y sonora. CLIMATE CONTROL Individual aerothermal system which includes domestic hot water, individual temperature control per room, radiant floor heating and cooling in all floors. Air conditioning with cold heat pump. SWIMMING POOL Private swimming pool in the garden, the size of which will vary depending on the design of the particular landscaping. Paved perimeter area with anti-slip tiles and shower. LIFT There will be a lift from the basement floor to the solarium.

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