

by **Urbania**



by **Urbania**



**The Marae,
open meeting point,
area of greatest maná,
a place of great spirituality,
where people feel at the
highest level
and the place in which
maori customs are
the ultimate expression**

benalmádena



site



social club





gym



type a





type b





quality specs

Common note to this report: All constructive specifications and materials referred to in this list are subject to change, in terms of brands, models, specifications, etc, due to the possible discontinuation of products, changes in assistance, guarantees or replacement. It may also be modified and/or replaced due to technical requirements by the Technical Management.

FOUNDATION

Foundations and reinforced concrete walls in compliance with the specifications of the CTE.DB
SE-C, Structural safety: Foundations. NTE-ADZ: Ground conditioning.
Dismantling: Ditches and Wells

SLABS

Structure based on reinforced concrete slabs with concrete pillars and walls, according to current EHE guidelines and NTE-EHR, NTE-EHS as well NTE-EME standards.

WATERPROOFING

Waterproofing of walls, foundations and porches with protected asphalt sheets, including terraces and roofs, considering thermal and acoustic insulation in the living areas.

Complying and in accordance to the specifications of CTE regulations. DB HS Health, CTE. DB SI Safety in the case of fire and NTE-QAT: Roofs: Passable roofs.

FACADE

Formation of the facade enclosure made with an outer layer of brickwork consisting of 1/2 foot perforated brick and projection of polyurethane foam of 3.00 cms and 35 Kg/m3 density, air chamber and backing based on a metal structure of galvanized sheet, thermal/acoustic insulation of rock wool and two 13 mm plasterboard panels. Made according to CTE regulations. DB HE Energy saving; CTE DB HS Health and NTE-FFL Facades: brick manufacturing.

INTERIOR PARTITION WALLS

Interior partition walls of the house are made with a supporting structure of galvanised steel sheet on which two 13 mm plasterboard panels are screwed on to both sides, with interior rock wool soundproofing, considering water-repellent plasterboard panels on the walls for the wet rooms. Made according to the guidelines of the CTE regulations. DB He Energy Saving; UNE 102040 IN, assembly of plasterboard partitions with a metal structure; NTE-PTP; partitions: dividers of boards and panels.

FALSE CEILINGS

In living rooms and bedrooms, colonnades and peripheral pits allow for indirect lighting, depending on the ceiling design.

False ceilings will be made of a metal supporting structure on which a laminated plaster plate IDF/UNE-EN520-1200 /2500/12.5 Phonique 13 PLACO or similar is placed. Indicators will be placed for access to the air conditioning units.

FLOORING FINISHES

The floors will be made with first quality porcelain material, Marrazzi, Porcelanosa, Atlas concorde, or same quality, in large format, (minimum 75 x 75cm). Lappato finishing in living rooms and kitchens, Nature finishing non-slip, in bathrooms, porches and terraces. In the bedrooms, a three-layer wooden flooring will be placed in 19 cm wide slats with suitable material.

BATHROOM WALL

The bathrooms walls will consist of some walls with porcelain material tiling of the same quality used for the floor of the house, according to the design of the architects, at certain heights and the rest painted with plastic paint.

Complying with the NTE, RPA and wall covering regulations: Tiling.

WOOD CARPENTRY

Quality wood carpentry, finished according to design, hidden hinges and anti slamming joint.

Entrance door with steel core, lock and security handle.

Wardrobes 2.40 cm high, whenever possible, dressed inside with shelves, hanging bars with interior light and a row of drawers (1 per wardrobe) with soft closing drawer slides.

ALUMINIUM CARPENTRY

Aluminium carpentry made with high quality profiles, brand Technal, Extruglas or similar, including double glass of the type climalit with thermal control.

Made according to CTE specifications. DB HS Health Code; CTE DB HE Energy saving; NTE-FCL Facades: Light alloy carpentry

SWIMMING POOL

Each house is equipped with a private panoramic swimming pool with an overflowing profile (infinity pool).

The entire pool is covered with white tiles. Salt water swimming pool with purification equipment and LED lights.

ELECTRICAL INSTALLATION

Complete electrical installation in the house with high quality mechanisms, brand to be decided, and compatible with home automation, with general panel complying with current regulations of low voltage. Including basic lighting in bathrooms with led type spots.

quality specs

Common note to this report: All constructive specifications and materials referred to in this list are subject to change, in terms of brands, models, specifications, etc, due to the possible discontinuation of products, changes in assistance, guarantees or replacement. It may also be modified and/or replaced due to technical requirements by the Technical Management.

SHOWER SCREENS

Shower screens in tempered glass.

PAINTING

Interior painting with smooth plastic paint of finest quality made according to the NTE-RPP Wall cladding norms: paint.

KITCHEN

Fully equipped kitchen with high quality porcelain worktop, KRION, NEOLITH, SILESTONE, DEKTON or same quality brand,.

High-end appliances: brands BOSCH or SIEMENS.

Separate refrigerator and freezer (two independent units) BOSCH, SIEMENS or same quality brand, with paneled doors.

Faucets RITMONIO, DORNBRACHT, GROHE, ROCA, or same quality brand.

LAUNDRY

Separate from the kitchen in a independent room, to be equipped with a dryer and washing machine such as SIEMENS, BOSCH or same quality brand.

SANITATION

Sanitation of the house with separate pipe-works, fecal and pluvial, in high resistance PVC piping, according to the specifications of the UNE 5332 standard.

BATHTUBS

High quality steel bathtubs, KALDEWEY, NOKEN, ROCA or same quality brands with taps.

Hydromassage will be optional.

HOT WATER

Hot sanitary water production supported by the ALTHERMA system with a 260 liter tank in the secondary circuit.

AIR CONDITIONING

Air conditioning with aerotermia system, which combines the air conditioning with water underfloor heating. The installation of underfloor heating throughout the house will be optional.

Electric underfloor heating will be installed in the bathrooms as well as the installation of build-in air conditioning in the living room and bedrooms with independent control in all rooms.

PLUMBING INSTALLATION

The plumbing installation will be made by means of cross-linked polyethylene pipes and ARMAFLEX cores in cold water pipes. Placement of a water softener in the house or as community installation.

SANITARY EQUIPMENT

High quality sanitary appliances in white, with integrated wall cistern and double flush buttons from GEBERIT, ROCA, or or same quality.

Washbasins integrated into the worktop in high resistance material, to be determined, between KORIAN, SOLID SURFACE or quality similar brand, with under-worktop unit.

TAPS

High-end taps from RITMONIO, GROHE, DORNBRACHT, ROCA, or same quality brands, and ceiling sprinklers according to the architects' criteria.

TELECOMMUNICATIONS INSTALLATION

The installation of telecommunication, television and telephone will be carried out according to current regulations of television and telephone sockets in the main rooms, kitchen and exterior television sockets on the main porch.

HOME AUTOMATION

The home automation installation will be basic.

The installation has the option of being controlled and operated over the internet using a tablet.

GARAGE

Automatic up-and-over garage door. Installation and storage room

Stoneware pavement in 30x30 cm format. Metal fire door in the independence vestibules.

COMMON AREAS

The Social Club is equipped with a gymnasium, changing rooms and a multipurpose room.

It has a large outdoor infinity pool and a lush garden with spectacular sea views.

urbania team

A privately-owned real estate investment, development and management company, Urbania operates in Spain and Brazil.

The main lines of business comprise residential developments, renovation of properties in prime locations, an ambitious student housing project and co-working spaces.

contact details

maraebyurbania.com

kiaora@maraebyurbania.com

t 952 569 154 | 673 520 355