



Marina, Golf & Beach Resort

Residential complex
"Las Marismas"

S P E C I F I C A T I O N S

1/2

DEVELOPMENT

- Private with porter's lodge at entrance.
- Access gate with remote-controlled operation.
- Landscaped areas with lawns, flowerbeds and shrubs.
- Internal road with street-level parking with natural fibre shades (reeds, heather, etc) on pergolas and basement parking spaces beneath building.
- Automatic watering for landscaped areas.
- 2 swimming pools
 - 1 for adults, with underwater lighting.
 - 1 for children.
- Plot enclosure:
 - Metal fence with plasticized wire and brick pillars
 - Interior Bordering: Fence with simple tension, plasticized wire and 1.80m-high metal posts.
- 2 Paddle Courts.

GENERAL FACILITIES

- Automatic entry system at porter's lodge.
- Lifts (which give access to the carpark).
- Satellite TV dish.
- Wiring for the installation of cable telecommunications.

BUILD SPECIFICATION

·Façades:

Hollow 6-inch brick exterior wall, lined with water-repellent cement on outside, plastered inside, thermal insulation, air-filled cavity, with facing panelling on inside and plaster.

·Roofing:

Sloping roofs: tiles with thermal insulation on roofing slabs.
Balconies and solarium have thermal insulation on roofing slabs, with double-layer waterproofing and ceramic floortiles. On inaccessible flat roofs, thermal insulation on roofing slabs, with double-layer waterproofing and gravel finish.

·Ceilings:

False ceiling in hallway, corridors, bathrooms and kitchens and in some bedrooms and living rooms depending on the necessity of the installations.
Decorative perimeter moulding in living room and bedrooms.

·Separation between properties:

Wall of 6-inch perforated clay bricks, polyurethane insulation and hollow brick divider, total width of 25 cm including plaster on both sides.

·Interior walls:

Double hollow brick walls.

·Foundations:

Prefabricated concrete piles, anchored with reinforced concrete.

·Structure:

Pillars and beams of reinforced, pre-cast concrete with prefabricated tie-beams and concrete floor bricks.

·Floor surfaces:

Interior:

- Living room:.....Ceramic floor tiles with perimeter strip as per design.
- Bedrooms and corridors:.....Ceramic floor tiles.
- Bathrooms and kitchens:.....Ceramic floor tiles.

Exterior:

- Balconies, sun roofs and communal areas:.....Earthenware floor tiles

Isolation sheet to reduce impact noise throughout property and alveolar concrete slab on beams and below walls.

S P E C I F I C A T I O N S

2/2

·Wall facings:

Bathrooms

Skirting board of earthenware tiles to height of approximately 1.00m, with perimeter edging. In shower and bathtub areas, walls tiled to 2m, rest of walls finished in vinyl paint.

Mirrors above washbasins.

Kitchens

Front of worktop area covered with earthenware tiles up to tall units, rest of walls with 1.45 m skirting board, and above this height with vinyl paint.

·Bathroom fittings:

Top quality bathroom fittings made from vitrified porcelain, basins mounted on wooden unit, as per plan.

Single-control chrome mixer taps.

Screens on shower tray.

·Kitchens:

Fitted kitchen, with sink and single-control taps.

Work surface in local granite with glass-ceramic hob, oven and extractor hood.

·Exterior woodwork:

Exterior woodwork of white PVC with "Climalit" double-glazing and interior beading.

Security door at entrance to apartment. Aluminium shutters in bedrooms and living room.

·Interior woodwork:

Varnished interior and wardrobe doors. (Some are sliding.)

Built-in wardrobes lined inside, with shelves and clothes rail.

·Paint:

Exterior: waterproof vinyl paint.

Interior: smooth vinyl paint.

·Plumbing:

Individual hot water supplied by electric boiler.

Copper or polyethylene pipes.

Supply and drainage outlets for washing machine and dishwasher.

Water outlet on sunroof.

·Air-conditioning and heating:

Apartments will have pre-installation for hot-cold air-conditioning for heat pump (split system), and for units in living room and each bedroom.

Separate circuit for electric heating.



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Plano de Parcelación de Isla Canela





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"LAS MARISMAS"

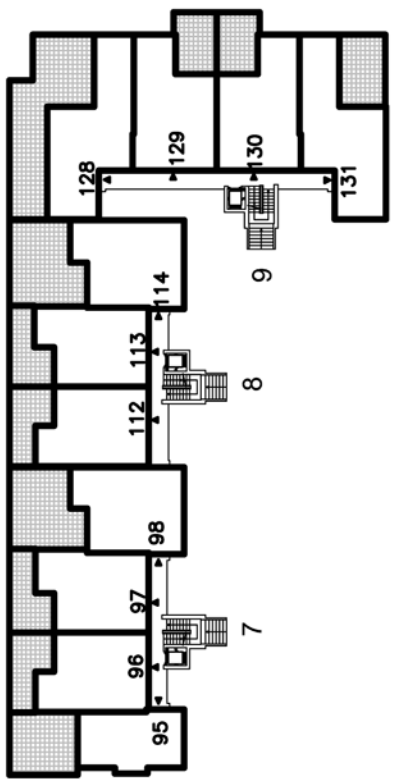
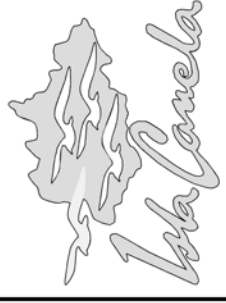
URBANIZACION PARCELA A-11

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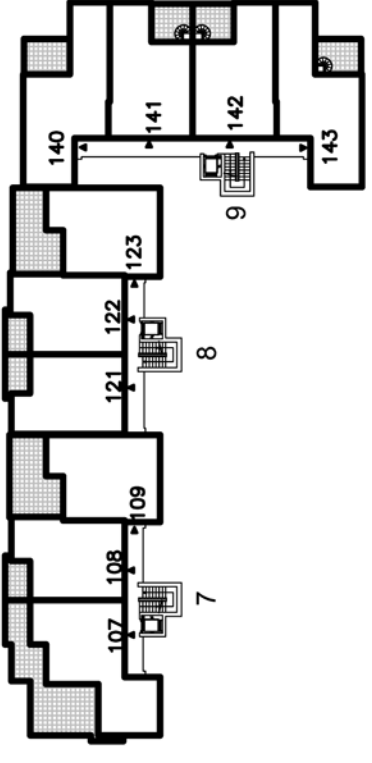
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ESQUEMA DE LOCALIZACION
DE APARTAMENTOS

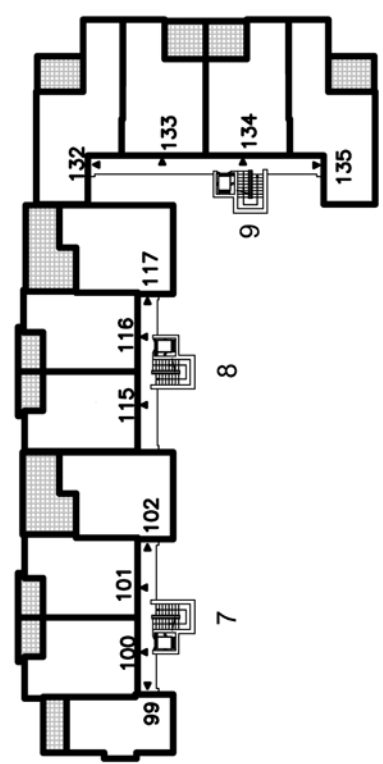
BLOQUE 3
PORTALES 7-8-9



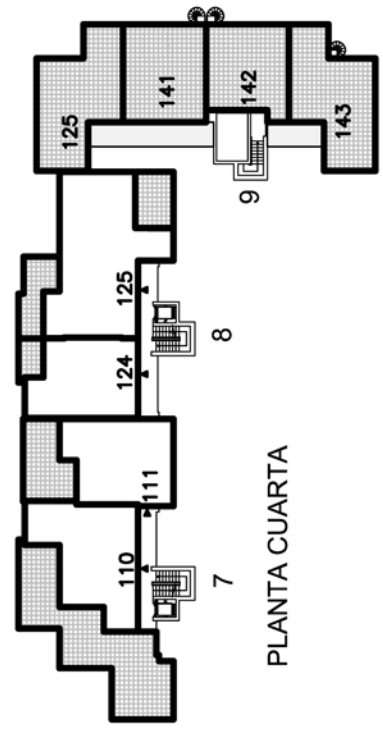
PLANTA BAJA



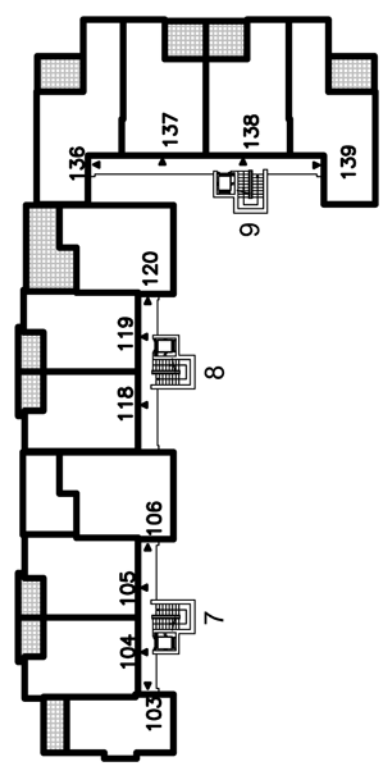
PLANTA TERCERA



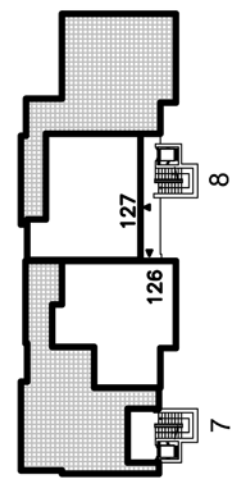
PLANTA PRIMERA



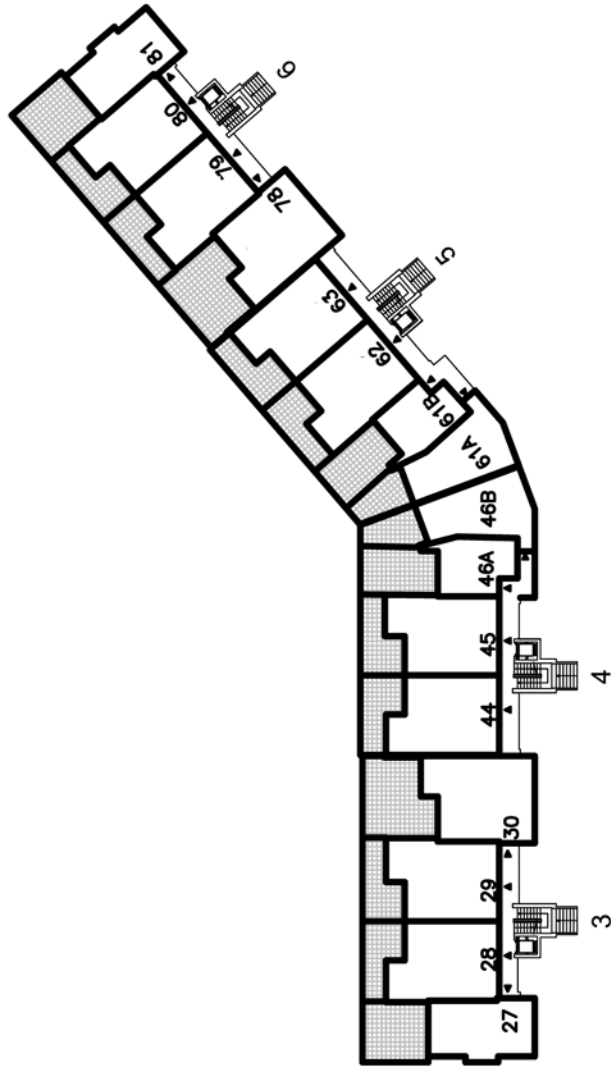
PLANTA CUARTA



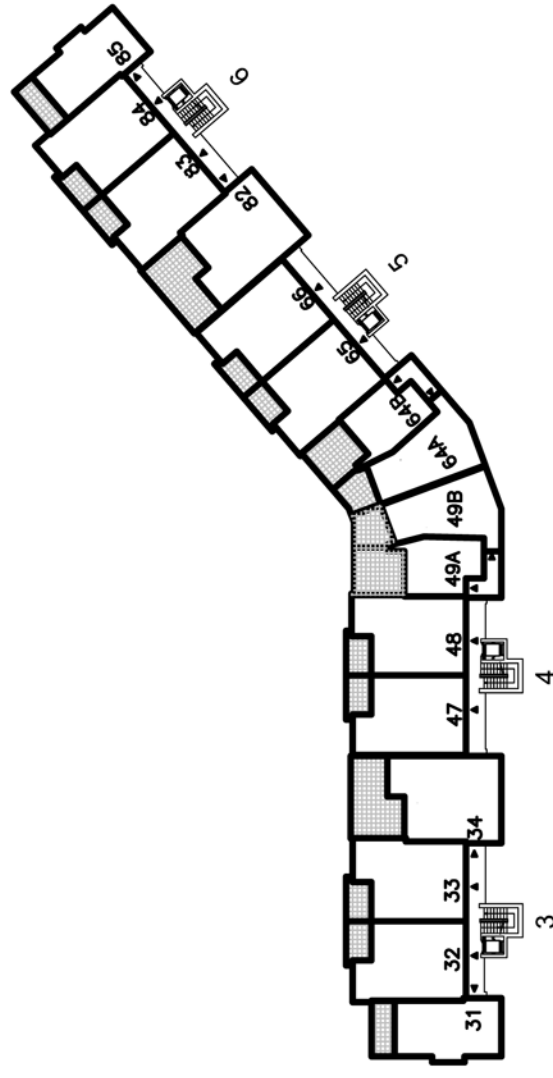
PLANTA SEGUNDA



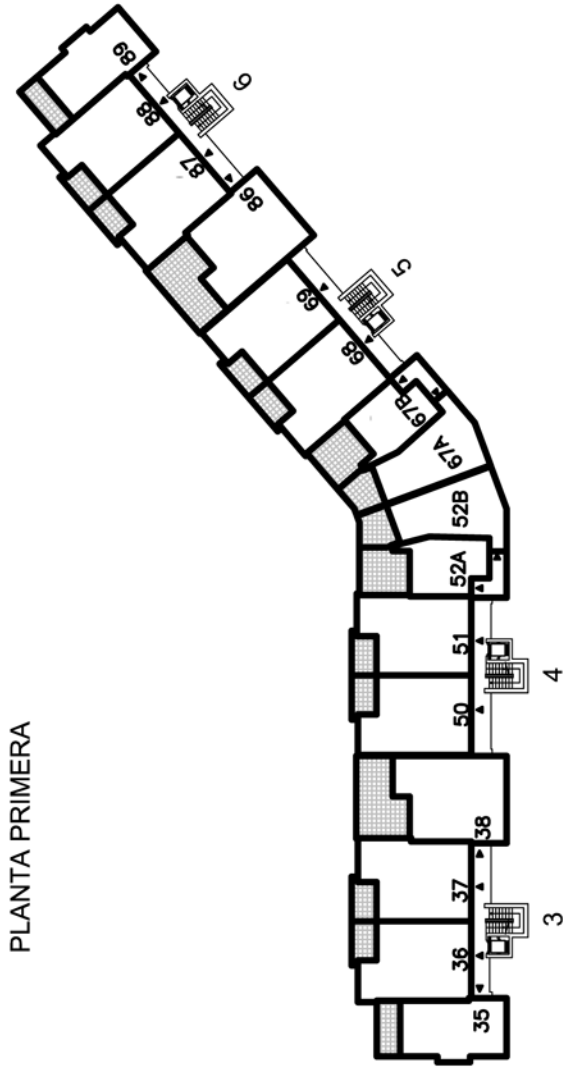
PLANTA ATICO



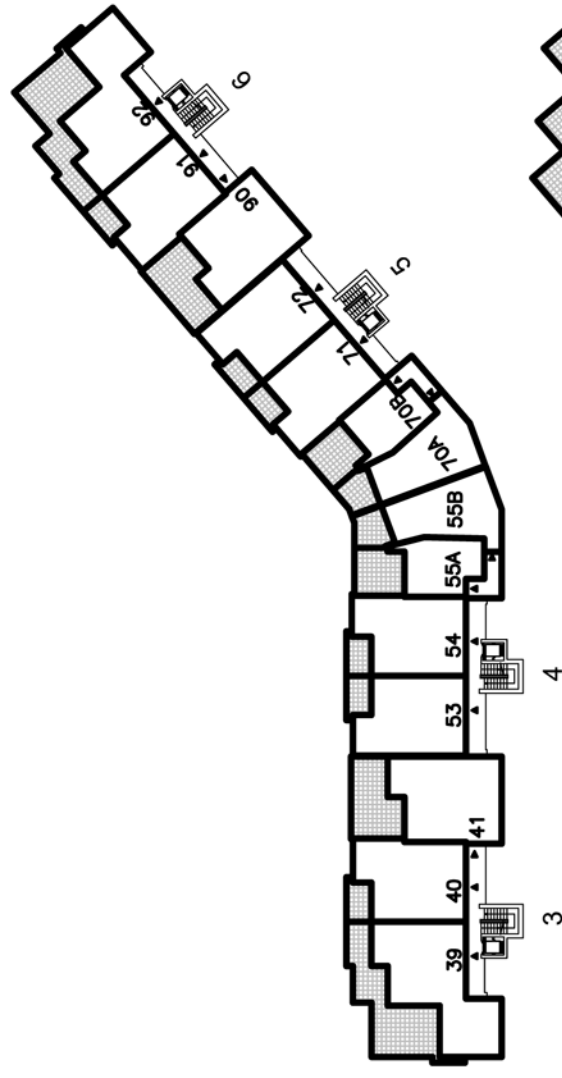
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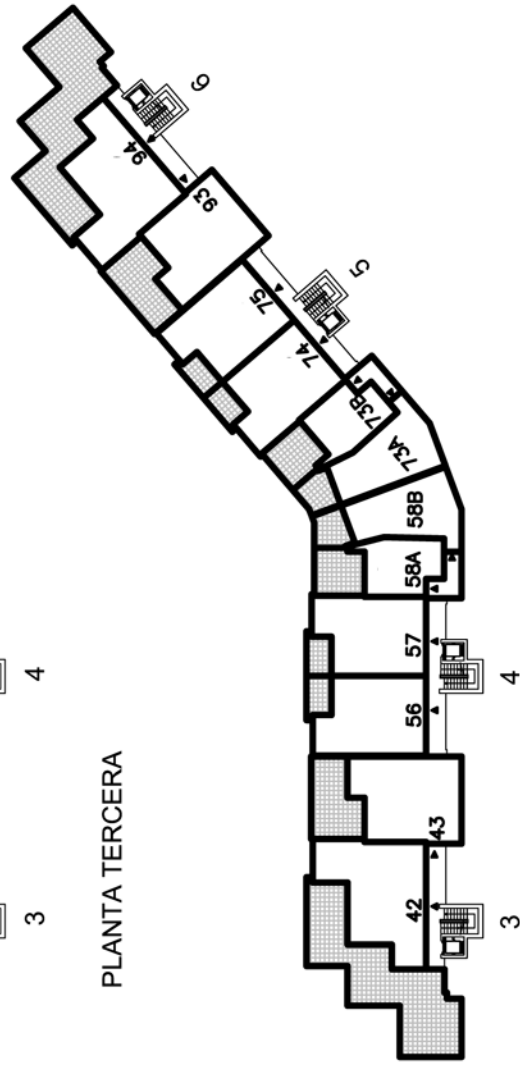
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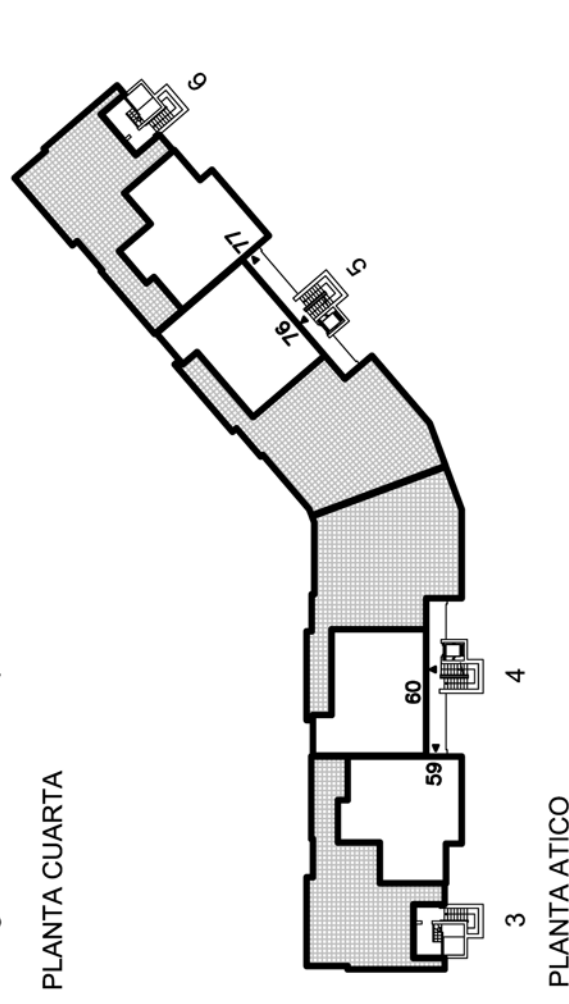
PLANTA SEGUNDA



PLANTA TERCERA



PLANTA CUARTA



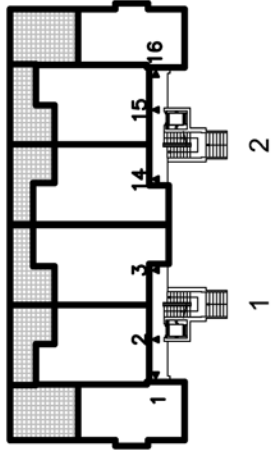
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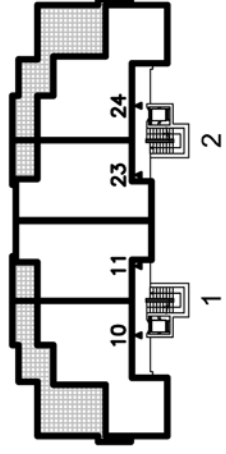
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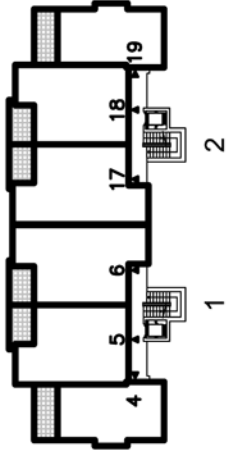
BLOQUE 2
PORTALES 3-4-5-6



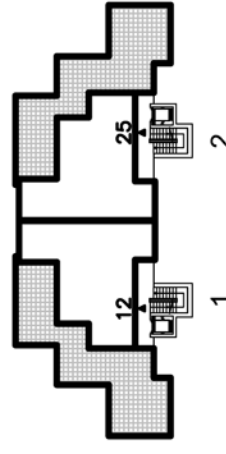
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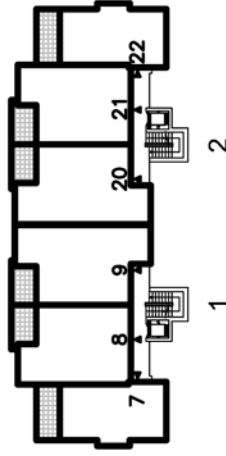
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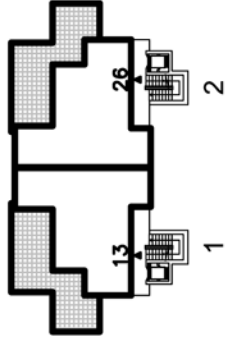
PLANTA PRIMERA



PLANTA CUARTA

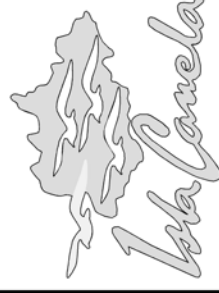


PLANTA SEGUNDA



PLANTA ATICO

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ESQUEMA DE LOCALIZACION
DE APARTAMENTOS

BLOQUE 1
PORTALES 1 Y 2



Vivienda tipo A de 1 dormitorio con terraza estándar, además existen en la promoción otras viviendas de 1 dormitorio con diferente distribución y superficies.

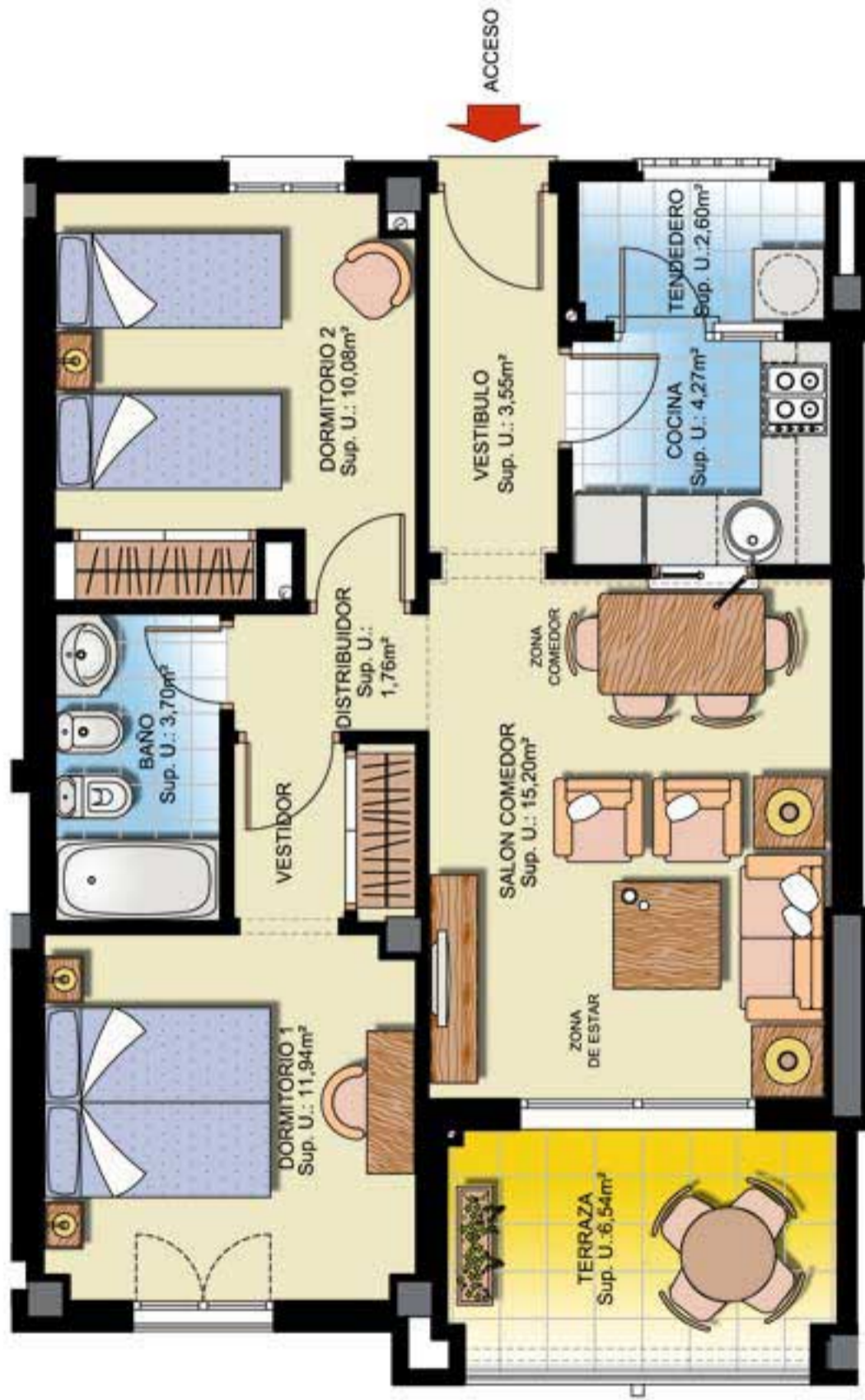
SUP. TOTAL CONSTRUIDA CERRADA	46,15 m ²
SUP. TOTAL CONSTRUIDA + Zonas Comunes	50,95 m ²
SUP. CONSTRUIDA TERRAZA	9,60 m ²
SUP. UTIL CERRADA	37,61 m ²

ESCALA GRAFICA



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TIPO A- 1 Dormitorio



Vivienda tipo B de 2 dormitorios con terraza estándar, además existen en la promoción otras viviendas de 2 dormitorios con diferente distribución y superficies.

SUP. TOTAL CONSTRUIDA CERRADA	61,70 m ²
SUP. TOTAL CONSTRUIDA + Zonas Comunes	67,09 m ²
SUP. CONSTRUIDA TERRAZA	7,45 m ²
SUP. UTIL CERRADA	53,10 m ²



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TIPO B- 2 Dormitorios

ESCALA GRAFICA



Vivienda tipo C de 3 dormitorios con terraza estándar y solarium, además existen en la promoción otras viviendas de 3 dormitorios con diferente distribución y superficies.



SUP. TOTAL CONSTRUIDA CERRADA	85,52 m ²
SUP. TOTAL CONSTRUIDA + Zonas Comunes	94,42 m ²
SUP. CONSTRUIDA TERRAZA-SOLARIUM	81,79 m ²
SUP. UTIL CERRADA	70,66 m ²



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TIPO C- 3 Dormitorios



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