

QUALITY SPECIFICATIONS “CASA NANA”

Bahía de Marbella urbanization. Timon Street. No. 2. MARBELLA

7 bedrooms - 7 bathrooms - 1 toilet - Plot 1,153 m2 - Built Area 706.5 M2

Terraces and porches: 152 m2



DISTRIBUTION:

This Spanish-style house is divided into three levels:

GROUND FLOOR: Entrance hall, double-height living room-library, dining room, kitchen with casual dining area, freight elevator, TV room, three bedrooms, two bathrooms, laundry chute, guest toilet, porch, terraces, garden, gazebo, swimming pool.

FIRST FLOOR: Distributor hall, 3 bedrooms, 3 bathrooms, library, terraces and porch.

BASEMENT FLOOR: Cinema room with Bar. Spa area with Jacuzzi, Sauna and Turkish bath, bathroom, storage room. Service apartment with separate bathroom and English patio common to all rooms, garage for three cars. Storage room with English patio. Laundry with English patio and dirty clothes dump. Machine room. Cleaning room. Lift truck.

QUALITIES:

1. **Interior Walls:** 9 cm thick double hollow brick walls. Technical parameters suitable for compliance with acoustic regulations, fire safety.

2. **Multi-pitch roofs** with concrete slabs, decorative solid wood beams, Arabic tiles, with blue ceramic ridge caps. False plaster ceilings with perimeter mouldings in bathrooms, ground floor and basement.

3. **Flooring:**

Interior in honed mother-of-pearl and red Alicante marble.

Clay exteriors, with ceramic borders and brick curb.

Porcelain kitchen and basement rooms.

Polished concrete garage.

Stamped concrete garage ramp.

4. **Bathrooms** tiled in honed marble at medium height, with decorative mouldings. Stucco in main bathroom. Decorative ceramics in basement bathrooms.

5. Alicante red marble **main staircase**, wrought iron balustrade and hand-painted Sevillian tile plinth.

6. **Interior Carpentry:** Interior doors with lacquered or carved panels. Dressed wardrobes. Dressing room in master bedroom. Sliding doors on the ground floor with carved lower panel and decorative stained glass. Ronda style flashing.

7. **Exterior carpentry** in iroko wood. Double glazing with air chamber. Decorative stained glass in fixed windows.

8. **Furnished kitchen.** Fridge/freezer with ice and water dispenser. Microwave, oven, dishwasher and extractor hood brand Neff. Butane gas hob with double burner, Gaggenau brand induction hob. Tiled with ceramic made and painted by hand.

9. Hot and cold **air conditioning** with thermostat in each room.

10. **Underfloor heating** by water, powered by heat pump, with thermostat in each room.

11. **Piped music and SONOS system** in all rooms, bathrooms included.
12. **Cinema room** 5.1 Dolby digital with elevating screen and projector.
13. **Alarm** connected with PROSEGUR Central
14. Garden and planters with **automatic irrigation**.
15. **Illuminated** garden.
16. **Freight elevator** from garage to kitchen.
17. **Dirty clothes** dump from all floors to the laundry.
18. **Spa area** with Jacuzzi, Sauna and Turkish bath. Staircase that connects to the outside pool area.
19. **Swimming pool** with chlorinated water.
20. Doghouse and birdcage with a thatch roof in the garden.