

Promoción MERIDIANA

Tipo de Propiedad: Adosadas

Ref: P-ADMER

Régimen: Venta

1.- Descripción

Luxury, delightful and well planned townhouses located in the privileged and peacefully Nagüeles surrounding, only 3 km. from Puerto Banus and 2 km. from the centre of Marbella. The houses are built to the highest specifications using the finest quality materials, giving a solid, comfortable and easy to manage home. High and luxurious quality with many breathtaking details.

This is a residential alternative in one of the most select enclaves in Europe.

Spacious terraces and roof top area with mini-pool and barbecue.

Climate in entire dwelling.

Ivory-coloured marble floors in entire dwelling. Matching brown edging in living room.

Hydro-massage shower and bathtub in master bathroom.

Equipped with the latest technological advancements in telecommunication services.

Tropical gardens, social club, communal swimming pool and golf drive-range for residents use.

Two and three bedrooms townhouses with private garden plot for each villa.

The project segues smoothly into the surroundings because of its architectural design.

2.- Detalles de la Propiedad

Square metres: from 110 m

Bedrooms: from 2

Location: Marbella North

Orientation: east, west

Bathrooms: from 2

Toilet: 1

Kitchen: furnished and equipped

Garage: Included

Delivery promise: december 2004

Qualities: First quality of materials

Attractiveness: Residential zone

Security: Guarantee payments

3.- Características de la Propiedad

Utility room Terrace Alarm Private garden Entry phone Chimney Barbecue Built-in cupboard Watering by sprinklers Safe box Pantry / Larder Solarium

4.- Características de la Comunidad

Satellite dish Bar - Restaurant Tank of water Tropical style gardens Community swimming pool

5.- Precio de la Propiedad

3 bedroom townhouses: Desde 550.000,00 € hasta 650.000,00 €.

6.- Memoria de Calidades

STRUCTURAL ELEMENT

Foundations and top slabs in reinforced concrete.

ROOF & FACADE

External walls: double hollow bricks (12cm) + air camera (5cm) + thermal isolation (2,5 cm) + hollow bricks (8cm).

Balconies with thermal insulation and double anti-damp asphalt coating.

Weathered roof tiles on thermal insulation elements.

INTERIOR DIVISIONS

Double walls with thermal & acoustic insulation between dwelling units.

Half-foot double hollow brick with thermal insulation in outer walls.

Double hollow brick in interior walls within dwelling units.

EXTERIOR CARPENTRY

Balcony & window frames in aluminium.

Sliding doors in living rooms.

Sliding windows in the rest of the house.

STADIP type safety glass in entire dwelling.

INTERIOR CARPENTRY

Entrance door to dwellings equipped with safety lock in Andalusian style decorated wood. Interior doors within dwelling units made of oak wood. Built-in cupboards made of oak wood with subdivisions.

FLOORS

Floors in cream-ivory marble in entire dwelling.

Matching brown edging in living room.

Terraces in matched rustic tiles (Gres).

Basement in Gres tiles.

KITCHEN

Lower and upper cupboards up to the ceiling.

Equipped with washing machine, dishwasher, fridge, oven and glass-ceramic hob and microwaves.

First class stoneware floor tiles.

BATHROOMS

Floors & walls in combined marble.

Built-in washstand with top in main bathroom.

Shower with hydro-massage module and hydro-massage bathtub in main bathroom.

Sanitary ware with GROHE mixer tap.

PAINT & STUCCO FINISHING

Plastic paint on walls in beige colour.

Stucco mouldings in all the rooms of the dwelling except bathrooms and kitchen.

Matched paint in garage.

Double ceiling in stucco in kitchen and bathrooms.

OUTDOOR TERRACES

Rustic type earthenware floor tiling.

Wooden pergola.

Equipped with jacuzzi on upper floor solarium.

COMPLEMENTARY INSTALLATIONS & TELECOMUNICATIONS

Fully fitted air conditioning system, with heat pump.

Large fitted capacity thermal boiler for sanitary hot water.

Watering tap in terrace and garden.

Heating floor in first floor bathrooms.

Cable TV connection and RDSI Internet connection.

Alarm and safe installed.

Private lift for every dwelling, from the basement to the roof-terrace.

FM & TV aerial with satellite dish for reception of Spanish and foreign channels.

ILUMINATION

Fitting halogenous in bathrooms and corridors.

Point light in the willing of the living-room and every bedroom.

Two pint light in the walls of the living room.

Point light on the walls in terraces.

GARDEN AREA

Private plot for each villa.

Communal swimming pool for use of villa owners.

Tropical gardens within development.
