

Promoción VILLAS ALZAMBRA

Tipo de Propiedad: Villas

Ref: P-VIALZ
Régimen: Venta

1.- Descripción

In an original adaptation of the elegant Andalusian style. Any equipped with all those qualities and a luxury furnishings that are standard Marbella's prime location of Puerto Banús. Four bedrooms with en-suite bathrooms, spacious living, patio, double garage and private garden with pool.

2.- Detalles de la Propiedad

Square metres: from 243 + 150 basement
Bedrooms: from 4
Location: Puerto Banús - Marbella
Orientation: sun during all day
Bathrooms: 4
Kitchen: furnished and equipped
Garage: Included
Storeroom: Included
Under-floor heating: in whole dwelling
Delivery promise: january 2005
Qualities: First quality of materials
Attractiveness: Residential zone, Good communications
Security: Guarantee payments
Profitability: Enjoyment of investment

3.- Características de la Propiedad

Chimney Entry phone Private garden Alarm Terrace Solarium Watering by sprinklers Town gas Built-in cupboard Barbecue Utility room Pantry / Larder Private swimming pool Transport near Own tank Fire alarm Safe box

4.- Características de la Comunidad

Community swimming pool Paddel court Club house Tank of water Bar - Restaurant Gymnasium S.P.A. Satellite dish

5.- Precio de la Propiedad

4 bedroom villas: Desde 1.111.872,00 € hasta 1.400.125,00 €.

6.- Memoria de Calidades

CARPENTRY

Interior carpentry: Solid mouldered doors in ivory coloured, lacquered wood.

Exterior carpentry: In first quality brown lacquered aluminium. Electrically operated aluminium roller blinds in all bedrooms.

Entrance door of solid wood with magnetic card operated security lock.

Cupboard doors of identical quality as internal doors, finished in their interior with matching melamine shelving and drawers.

GLAZING

Double-glazing in climatic glass.

Mirrors in bathrooms.

PLUMBING

Supply pipes in copper and waste pipes in PVC. Sanitary ware in white vitrified porcelain trademark Roca, meridian model. Marble built-in washbasins. Grohe taps. Hidromassage bath in master bedroom. Hot water via electric accumulator.

PAINTWORK

Interior: Smooth plastic paint in walls, ceilings and mouldings.

Exterior: Plastic paint in combination of colours.

ELETRICAL INSTALLATIONS

Installation based on the power rating required, with equipment trademark Niessen or similar.

Pre-installation of telephone line in lounge and bedrooms. Connection point for television in lounge and bedrooms.

Satellite television connection in lounge and master bedroom.

Alarm installation with infrared sensors in each room.

Halogen spot lights in bathrooms and corridors.

Light dimmer switch in master bedroom, lounge and hall.

Installation Camera entry phone.

AIR CONDITIONING / HEATING

Air conditioning - hot/cold system installation.

Under floor heating.

DOMOTIC

Central Tactile colour screen just in the entrance of the house to control the following functions:

Air conditioning.

Heating floor.

Alarm.

Illumination of all the house, gardens and swimming pool.

Automatic Irrigation.

Blinds.

Electrical appliance.

VARIOUS

Fireplace in cream colour marble in 2 and 3 bedroom apartments.

Iron Banister in Main Stairs.

OWNERS COMMUNITY SERVICES

Maintenance of gardens and swimming pools.

Maintenance and repair of installations situated in the exterior.

The qualities as specified may be modified by the architect acting as technical director of the project and may be substituted by other or similar qualities.
