

Promoción GUADALMANSA

Tipo de Propiedad: Apartamentos

Ref: P-APGUM

Régimen: Venta

1.- Descripción

Guadalmansa is ideally located just ten minutes east of the glitz and glamour of Marbella and ten minutes west of the bustling seaside of Estepona.

A luxury project of just 38 apartments and penthouses situated on a beautiful stretch of sandy beach, it offers a perfect blend of tranquility and natural scenery.

The development consists of four low-rise blocks of two and three bedrooms apartments and three and four bedrooms penthouses with covered terraces of up to 65,54m and open terraces of up to a massive 195,93m.

All of the apartments boast magnificent views to the sea and the corner apartments and penthouses also have views of the Sierra Bermeja mountain range.

High interior specifications are evident offering marble floors, jet baths with water massage in the bathroom and underfloor heating.

Communal facilities include manicured gardens within which are adult and children pools and a gymnasium complete with showers and a sauna.

2.- Detalles de la Propiedad

Square metres: from 133m build+34m terrace

Air-conditioning: Cold / Hot

Bedrooms: from 2

Location: Estepona East

Orientation: sur

Bathrooms: from 2

Kitchen: furnished and equipped

Garage: Included

Under-floor heating: in whole dwelling

Delivery promise: July 2006

Qualities: First quality of materials

Attractiveness: Residential zone, Sea views, First line on the beach

3.- Características de la Propiedad

Terrace Fire alarm Alarm Chimney Built-in cupboard

4.- Características de la Comunidad

Community swimming pool Guest parking Gymnasium Satellite dish Security Mediterranean style gardens

6.- Memoria de Calidades

FLOORING

Cream ivory marble floors on halls, stairways and common areas of the building.

Cast-in situ concrete floor covering with a quartz finish on garage and junk rooms with microchina terrazo.

Top quality ceramic tile floor covering on terraces and roofed arcades.

Dwelling floor covering made of cream ivory marble in living rooms, bedrooms and corridors; cream ivory marble in bathrooms and kitchen with 40x40 cm glossy pearl porcelanatto tiles.

Frames insulated against standardised impact-sounds by rock wool stiff panel, ROCKWOOL or similar.

EXTERNAL FINISH

Aluminium finishing in sliding and pull-out windows, white-laquered, with climalit double glazing 4+12+6mm

Motorised shutters in bedrooms

INTERIOR FINISHING

Dwelling entrance doors made of reinforced laquered wood.

Inside doors made with laquered M.D. double board designed for this promotion with top quality iron hooks and locks.

Built-in wardrobes with sliding doors similar to inside doors, lined on the inside with imitation wood melanin and equipped with shelves, shoe drawers, rails and drawers.

M.D. white-laquered cabinets under the basin, with a design similar to that of inside doors.

Tempered glass screens and doors in baths and showers, with stainless steel handles.

SANITARY WARE

The bathroom fittings are as follows:

Main bathroom:

-Top quality white jet bath, 1,80m.x0,80m, with water massage.

-Civil engineering shower, with white floating flooring

-Top quality white bowl

-Top quality white bidet.

-Top quality white washstands.

Auxiliar bathrooms:

-Top quality bath, 1,80mx0,80m.

-Civil engineering shower, with floatong flooring.

-Top quality bowl.

-Top quality washstands.

-Round basin in washrooms.

COCKS

Cocks by Hansgrohe, with adjustable shower bar in showers and baths in those rooms without shower.

Jet bath cocks shall be built-in.

INTERIOR CARPENTRY

-Electric installation with independent circuits in dwellings in accordance with REBT.

-White coloured mechanism and YN-coloured frame

-Motorised shutters in bedrooms.

-Built in halogenous lamp bulbs in common areas landings, made of grey aluminum and 50w/12v lamp, and wall fittings in stair runs.

AIR CONDITIONING

-Dwelling equipped with hot-cold air conditioning trough a heat pump system Air-Air.

- Air conditioning units shall be located inside dwellings, in false ceiling of auxiliary bathrooms and washrooms.
- Rectangular duct made of fiberglass, lined on the inside and outside with Climaver Plus-type aluminium sheet.
- Returns without return air grilles using space available in the perimeter cavities.

RADIANT FLOORS

- Installation of electric radiant floors in bathrooms
- White independent thermostat for temperature control in every bathroom

ALARM INSTALLATION

- Alarm switchover that may be connected via telephone or radio.
- Alarm keypad in the dwelling hall.
- Volumetric detector in living-dining rooms, main entrance and bedrooms.
- Smoke detector in the kitchen
- White emergency phone, YN-coloured frame, in main bedroom.
- Alarm siren inside the dwelling.

TELEPHONY INSIDE DWELLINGS

- Telephone points located in the living room, kitchen and all bedrooms with white mechanism.

TELEVISION INSIDE DWELLINGS

- Satellite aerial for Astra and Eutelsat-16 channels
- TV sockets with RF+RI in the living room and all bedrooms with white mechanism.
- TV sockets for CABLE in accordance with the regulation on telecommunication infrastructures.

VIDEO MONITOR ENTRYPHONE

- Switchboard of electronic video monitor entryphone.
- External boards and panels in halls.
- Monitor inside dwellings.

CLOSED-CIRCUIT TV

Closed circuit TV consisting of four security cameras (two on the beach and two on the access) and a monitor in the keeper hut.

BUILDING COMMON AREAS

LIFTS

Plunging lifts, for six people and with a maximum load of 450kg.

GARAGE

- Lifts direct to floors
- Automatic door for vehicle access
- Natural ventilation
- Fire detection and firefighting system

FIREFIGHTING SYSTEM

- .Portable fire-extinguishers,21A-113B fire rating. in garages and stair landings.
- Fire switchboard in garage
- Installation of optical smoke detectors.
- Installation of equipped fire hydrants in garage
- Fire-resisting sets for the complex
- Firefighting cistern

TELECOMMUNICATIONS

- Interior telecommunications building(lower building of telecommunication installations and upper building of telecommunication installations)
 - Civil engineering inspection hatch cupboards for basement(modular recording of telecommunication installations)
 - Inspection hatch cupboards for floors.
 - Vertical channeling for telecommunications.
 - Satellite channelling
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