

# Adosadas Sur 547

Tipo de Propiedad: Adosadas

Ref:  
Régimen: Venta

## 1.- Descripción

New complex of townhouses with fantastic views to the golf course and the sea.  
The townhouses have 3 bedrooms, large living room, beautiful kitchen and big basement and parking.  
the complex is close with security 24 H and has 3 pools and nice gardens

## 2.- Detalles de la Propiedad

Air-conditioning: Cold / Hot  
Bedrooms: 3  
Location: Marbella West  
Bathrooms: 2  
Toilet: 2  
Kitchen: fully fitted and furnished  
Garage: Included  
Storeroom: Included  
Qualities: First quality of materials  
Attractiveness: Golf zone, Sea views, Panoramic views  
Security:

## 3.- Características de la Propiedad

Safe box Watering by sprinklers Built-in cupboard Barbecue Chimney Alarm Terrace Utility room Solarium

## 4.- Características de la Comunidad

Community swimming pool Security Satellite dish

## 6.- Memoria de Calidades

\* FOUNDATIONS:  Reinforced concrete piles, reinforced concrete footings.

\* STRUCTURE:  Concrete columns and reinforced concrete floor slabs

\* WALLS:  Cavity wall with breeze block inner layer, polyurethane foam cavity insulation, perforated 6" brick outer layer, rendered and painted in elastomer paint.

Natural stone window aprons and flashings

\* ROOF:  Balcony area paved with baked clay tiles. Brickwork roof supports covered with Borja or similar aged roof tiles.

\* WINDOWS:   Lacquered aluminium frames with double glazing and 4-12-6 air cavity.

Lacquered aluminium slatted blinds with internal insulation. Electrically operated blinds in sitting room and bedrooms.

\* DOORS:  Security front door. Inside doors in white lacquered DM. Chrome door fittings. Fitted wardrobes with incorporated suitcase shelf, internally lined with rail and drawers. Wardrobe doors in same colour and material as internal doors.

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\* **FIXTURES: PLUMBING.** Roca or similar vitreous china, Meridian model or similar. Grohe or similar lever taps, thermostatic taps in baths and showers. Roca or similar hydro-massage bath in main bathroom with built in marble shower tray and screen. Vitreous china shower tray in second bathroom. Wash basin set in Travertine marble top in main bathroom and cream marble in second bathroom. Travertine marble WC.

\* **INSTALLATIONS: PLUMBING:** Copper piping for sanitary water distribution. Insulated piping for hot water installation.

Sanitary PVC drainage pipework. Hot water supply combined with water storage heater with back-up resistor and solar energy powered preheating.

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\* **AIR-CONDITIONING:** Hot or cold pumped air with inverter technology, regulated by room temperature thermostat.

\* **ELECTRICITY:** High rating

Niessen apparatus or similar

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\* **FINISHINGS INTERIOR:** Selected Spanish cream marble throughout. 40 x 40 cm tiling in sitting room and 60 x 20 cm elsewhere with 10 cm matching marble skirting.

Fitted mirrors in bathrooms

Balconies and porches paved with clay tiles and matching skirting.

Smooth plastic paint on walls and ceilings

Plaster false ceiling throughout (except basement)

Plaster ceiling mouldings in sitting rooms and bedrooms.

False ceiling borders in bathrooms

Composite clay tiles in basement

\* **KITCHEN:** Plastic paint finish

Large capacity floor and wall cupboards

Granite worktops

Bosch or similar refrigerator, dish-washer and washing machine.

Hot plate, stainless steel sink, oven, extractor hood and microwave.

\*INSTALLATIONS:  Fire place in sitting room

Intercom connected to porter's office and entrance gates.

TV, MW and telephone outlets in sitting room, bedrooms, kitchen and main balcony. Parabolic dish.

Internal house alarm with noise detection, connected to porter's office.

Smart house technology heating and air-conditioning. Fire detectors in kitchen.

Solar energy for hot water.

Safe in wardrobe to main bedroom

Private jacuzzi on outer balcony with treated wood surround.

\*GROUNDS COMMON: Boundary wall finished in Casares stone.

Control booth and porter's office at entrance of estate with centralized security services connected to all buildings.

3 community swimming pools

Private areas and community garden separated by wire fencing and bushes.

Clay tile pathways

Rough stone walls forming bases to houses

Vegetable top-soil in garden areas

Note: These specifications may be modified for technical reasons or lack of availability. In this case, items will be replaced by other of similar or superior quality.

