



TECHNICAL SPECIFICATIONS

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(all images and trademarks are indicative and may vary)

DESIGN AND TECHNICAL SPECIFICATIONS OF THE PROJECT

is located at the very center of Marbella's Golden Mile in the area known as Altos de Puente Romano. The irregularly shaped plot has an area of 9,057.00 m², with the dimensions and orientation indicated on the drawings and a sloping topography varying from elevation +55.00 to elevation +48.00 in a North-East direction.

50% cent of the plot will be used as leisure and green areas for EARTH residents. The award-winning architects of T10 studio have designed 4 residential units making the most of the large green areas combined with splendid views of the Mediterranean Sea, optimized sunlight and an unbeatable territorial enclave.

features 28 multi-family homes, in 4 detached units of two types. There are two outdoor swimming pools, a main one and another small one for children's use. The development features large solarium areas, gardens and a reception managed by a concierge service. Each apartment is equipped with state-of-the-art wireless home automation, which allows residents to control the air conditioning and lighting in all apartments from a smartphone.

All parking and vehicle access is underground. All apartments include a parking space and a storage room. Limited additional parking spaces are available for purchase.

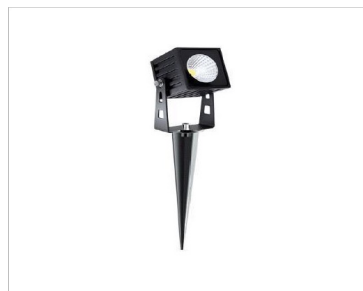
The gardens give access to the homes via internal pedestrian recreational paths, and the rest of the land is used for a lush tropical community garden and gardens for private use by the ground floor apartments.

EXTERIOR FINISHING

- The garden paths will be made of natural soil stabilized with hydraulic lime binder. Natural hydraulic lime reduces the water content of the soil and waterproofs the soil.



- All the lighting outside the complex will be timed and lamps will be equipped with low-consumption bulbs or LEDs to optimize electricity consumption and reduce the carbon footprint.
- The gardens will have two types of lighting: a pedestrian one along the paths with low, vertical, and watertight luminaires, and a watertight projector type light for tall vegetation.



- Gardens will be equipped with a smart irrigation system to save water.
- Access ramps to the garages inside the complex will be finished with printed concrete.
- The residential complex will be completely fenced, featuring automatic doors for vehicles and pedestrians.
- Along the border with the neighbors, the residential complex will be completely closed by a combination of a 40 cm high perimeter stone wall and on top of the previous wall there will be a galvanized steel sheet to allow the passage of light and air.
- At the border with the neighbors, the urbanization will be completely enclosed by a combination of a 40 cm high white perimeter stone wall and a 2 m high rigid white thermoplastic metal fence.



- The internal perimeter walls will be made of decorative rockery stone, as required by the slope and landscaping.



- There will be a security booth with 24-hour access control connected to a leading security company. From this booth, security cameras installed throughout the entire complex will monitored.
- Flooring of the terraces around the pools will be made of a large-format stone-type non-slip ceramic material, stone type in large format.
- THYSSENKRUPP silent elevators with a capacity for 8 people or 630 kg nominal load in each unit. Veneered in oak wood and with a mirror on the full front panel.

INTERIOR FINISHING OF COMMON AREAS IN EACH UNIT

- Large format stone imitation porcelain stoneware.
- In stair areas, a one-piece step and riser will be placed of the same material as the chosen floor.
- Skirting boards in common areas will be made of the same material as the chosen floor, flush with the wall on a protective profile.
- The lighting in the stairs and hallways will consist of downlights with warm light LED bulbs of low consumption, featuring also metal wall lights with the same LED bulb.
(Image for reference).



- Stair areas will be illuminated with motion sensors in addition to pushbuttons with illuminated pilot lights.

COMMON AREAS FACILITIES

- Automatic lighting control in common areas based on natural lighting and motion detection for security and energy saving purposes.
- Digital TV closed security circuit.
- Low consumption and high efficiency lighting in all common areas.
- Reception and security access to the complex with 24-hour entry access control connected to a security company.
- Automatic doors for vehicle access to garages and pedestrian doors on interior roads.
- The spa area will consist of a state of the art gym which will be fully equipped, a large indoor heated swimming pool, Sauna & Hammam and a yoga studio. Additionally there will be a social area and a childrens indoor play room.
- Outdoor community pool with solarium and perimeter garden.

BASEMENTS

- The entrances from the basements to the stairwells will stand out with a different area of cobblestone flooring, FP door and false ceiling with light trays.
- The floor will consist of continuous quartz pavement finished with mechanical troweling and epoxy paint.
- Storage room with ventilation in accordance with regulations and lighting.
- In storerooms, white lacquered FP steel doors will be fitted.
- Access ramps will not exceed a 16% slope and will be designed in such a way that the vehicle does not hit its underside. The finishing material for the ramps will be aged concrete pavers of different colors placed in a row.
- The walls of the garage will be painted.
- The garage access doors will have a galvanized steel tilting leaf and a remote control operated automatic opening mechanism and key, including presence detectors on both sides.



· Lighting in the garage areas will consist of waterproof luminaires with LED light strips and motion sensor control to optimize light consumption in the residential complex.

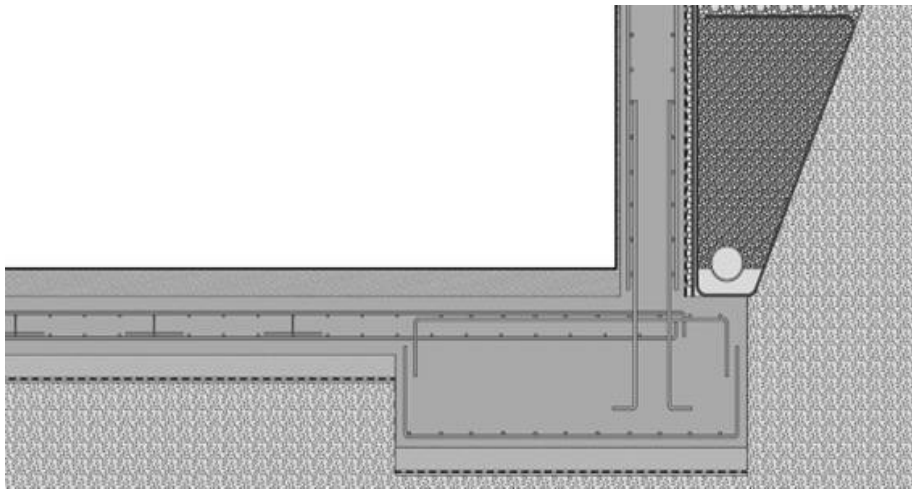


· A facility for charging electric vehicles will be provided for a parking space in each home.

HOMES

STRUCTURE, FOUNDATIONS, AND INSULATION

- The foundation will be a footing or reinforced slab, as required by the geotechnical study of the land.



- The basement walls will be 30 cm thick of reinforced concrete with steel.
- Steel reinforced concrete pillars will have the dimensions required by structural calculations.
- Each floor will be built with a concrete slab of hollow blocks with the dimensions and steel required by structural calculations.
- Non-trafficable Flat Roofs will be waterproofed with pure polyurea and protected with a mortar layer. Thermal insulation will be expanded polystyrene. Final finishings will be porcelain tiles.
- Trafficable Flat Roofs, such as terraces and solariums, will be waterproofed with double bituminous sheeting and protected with a layer of mortar. Final finishings will be with non-slip porcelain material.

EXTERIOR AND INTERIOR WALLS

- The exterior walls shall be rendered with a state-of-the-art coating of exceptional hardness and elasticity based on a mortar of the latest generation of exceptional hardness and elasticity based on a water-repellent mortar reinforced with white polypropylene.
- The exterior paint will be high quality silicate and will be applied in three layers: one primer, another with putty and sanding, and one finish.
- Some parts of the exterior walls will be finished with natural stone from Casares (or similar).
- Exterior walls in solid perforated brick, interior in polyurethane foam, air chamber, plasterboard, steel and rock wool.
- The divisions between living rooms and bedrooms will be specially insulated against noise with a double galvanized steel structure on which a double plasterboard plate of special hardness, a double layer of mineral wool and an air chamber will be placed.
- The partitions between living rooms and bedrooms will be specially insulated against noise with a double galvanised steel structure on which a double plasterboard panel, a double layer of mineral wool and an air chamber will be placed.
- The rest of the interior will be built with double-plate plasterboard partitions and interior rock wool.
- The interior painting of all walls will be done in three layers of top-quality washable paint.

EXTERIOR WOODWORK IN EACH UNIT

- Building door consisting of vertical lacquered aluminum slats. Security lock with security lock with unbreakable cylinder. External anti-drilling keyhole embedded in the leaf.



EXTERIOR WOODWORK IN EACH HOME

- The entrance door to each home will be armored with a with oak veneer folding leaf.
- Windows: From Technal brand or similar, with the following characteristics:
 - Panoramic slider.
 - Anthracite textured lacquered aluminum with thermal bridge break.
 - Embedded rails.

INTERIOR WOODWORK IN HOMES

- Connecting wooden doors in white lacquered wood, RAL of your choice DF.



- Wardrobe front in smooth lacquered wood in white RAL colour to be chosen by DF with hinged opening. The interior of the wardrobes includes:

- Hanging bar Drawers with "soft close" runners without handles with lowered front for opening.
- Height adjustable shelves.
- Shoe rack with pull-out trays.
- Soft close" drawer trouser unit with hanging rails and side panels with recesses for accessories.
- Pull-out organiser drawer with dividers.

INTERIOR FLOORING

- The interior flooring will be of large-format porcelain tile laid flush with joints. Porcelain stoneware skirting board flush with the wall.



- The bedrooms will have floating floorboards with natural oak finish.




TERRACES

- The paving of the exterior terraces will be of large-format porcelain material, the same as the interior, but with a non-slip finish, laid flush.
- All homes will have water and electricity connections on each terrace.
- The terraces of the flats above the ground floor will have their interior drainage by downpipes to rainwater and an emergency overflow where necessary.

INTERIOR CEILING COVERINGS

- The ceilings throughout the dwelling will be formed by a false ceiling of plasterboard, curtain cavity in the living room and bedrooms, and perimeter tiling in the rest of the dwelling.
- To service the air conditioning machines and forced ventilation motors in the bathrooms there will be concealed inspection hatches in the false ceilings.

BATHROOMS - FINISHES, SANITARY WARE AND FITTINGS

- The flooring will be, as in the rest of the dwelling, of large-format porcelain material, laid flush and square.
 - The bathrooms and toilets will be tiled from floor to ceiling in the wet areas with large-format porcelain stoneware. The rest of the walls will have the same finish as the rest of the walls in the house.
 - The shower trays will be prefabricated, with the same material as the flooring and a linear drain.
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· All bathrooms will have mechanical ventilation connected to the home's ventilation system.

· Suspended toilets Villeroy & Boch brand or similar, including Geberit or similar brand push button and countertop made with natural stone.



· Taps will be from Gessi or similar with a modern design and stainless-steel finish, single-lever function.



· All bathroom screens will be made of safety glass up to 220 cm height.


LAUNDRY ROOM

- The laundry room will be fully equipped and will include a washing machine, dryer and sink.

KITCHENS

- Top of the range kitchens, equipped with wall and base units with automatic opening and closing system "soft close", island or peninsula depending on the property.
- Gaggenau appliances, SERIE 200, with oven, microwave, induction hob, extractor hood, dishwasher and American refrigerator.
- The worktops will be made of one-piece stoneware with nanotechnology.
- Above the island there will be a fire and a hood recessed in the ceiling.

AIR CONDITIONING AND HOT WATER

- Independent systems will be used for air conditioning (underfloor heating and air) and for the production of domestic hot water. Both systems will be efficient and sustainable.
 - All dwellings will have underfloor heating in all rooms.
 - All rooms will be fitted with thermostats for independent climate control in each room.
 - The air distribution network will be through an acoustic absorption duct.
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- All apartments will have a passive natural ventilation system to comply with the most recent regulations.

- All apartments will have a wireless home automation system to control heating and air conditioning.

VOLTAIC ENERGY SYSTEM

- Photovoltaic solar panels for the consumption of the communal areas.

PLUMBING

- The interior of each dwelling will have a general stopclock from which the distribution to the wet rooms will be realigned, with thermally insulated high-density polyethylene pipe (HDPE) or with a protective casing for cold water.

- The domestic hot water network will start from the aerothermal system installed in the laundry room, and there will be a water storage tank for each dwelling.



ELECTRICITY

· The electricity installation will be carried out in accordance with the REBT and CTE. The electrical mechanisms will be JUNG brand or similar with a model consistent with home automation features.

***Quality control of materials according to current regulations and ten-year building insurance. The qualities expressed in this document may be modified at the discretion of the project management team during the execution of the work for technical, aesthetic or functional reasons. Of course, if any changes should occur in this regard, they will be documented.



