

| Espacios de vida



# ESTRELLA DEL MAR

— VILLAS - MARBELLA —





## |Espacios **de vida**

ACCIONA brings its innovative and sustainable architecture to the most exclusive locations and settings to create genuine Espacios de vida.

Our meticulously devised properties and residential developments combine exceptional design and quality with the highest standards of sustainability and wellbeing.

ACCIONA's Espacios de vida are designed in the detail by our technical team and leading architectures to ensure that the light, space and orientation give every home its own special character.

They are unique spaces which open the doors to enjoying a new lifestyle.







# ESTRELLA DEL MAR

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88 single-family homes



3 and 4 bedrooms



Private gardens



2 swimming pools



2, 3 bathrooms and 1 toilet



Gym



Multipurpose room





## A space tailored to suit your every need

Live the life you've always dreamed of at Estrella del Mar: an exclusive development of 88 single-family homes, set in an idyllic natural location to the east of Marbella.

Designed on two levels with a choice of three or four bedrooms, each home has been precisely oriented to capture the beautiful morning light, with full-height windows and private gardens to fill your day with sunshine.

Residents enjoy access to an exclusive range of amenities including two swimming pools, gym and multipurpose room.





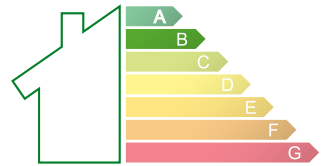


ACCIONA guarantees energy efficiency in all of its homes

ACCIONA only develops property projects with eco-efficient designs and clean construction certified by the prestigious BREEAM® standard: a leading independent international certification and a firm guarantee of sustainability, health and comfort.



Estrella del Mar Villas is certified under BREEAM® sustainable building standards.



The homes are designed to have a B energy rating.



Actions aimed to improving the ecological value of the site.



Search for the best orientations to make the most of sunlight and maximise energy efficiency.



We promote reduction in CO2 emissions and energy consumption during the useful life of the building.



We aim to reduce water and energy consumption. Furthermore, the materials used are researched to ensure they have more durability, and to reduce maintenance costs.



State-of-the-art aerothermal heating systems for greater thermal comfort and a healthy environment.



Energy efficient lighting guarantees energy savings and optimal performance.



Landscaping based on native drought-tolerant species.



Lifecycle analysis of the construction materials for a low environmental impact during building and use of the home.



Preinstallation for electric vehicle charging point.



# Elviria, the ideal place to start the life of your dreams

Elviria, just 10km from Marbella's old town, has everything you are looking for to start a new chapter. Surrounded by nature, services and leisure facilities, the area has pine woodland, golf courses and fine sandy beaches full of charm.

What's more, from your future home you will enjoy fast connections to anywhere, thanks to the fast access to Marbella, Malaga airport, and María Zambrano high speed train station, which will make any journey much easier.

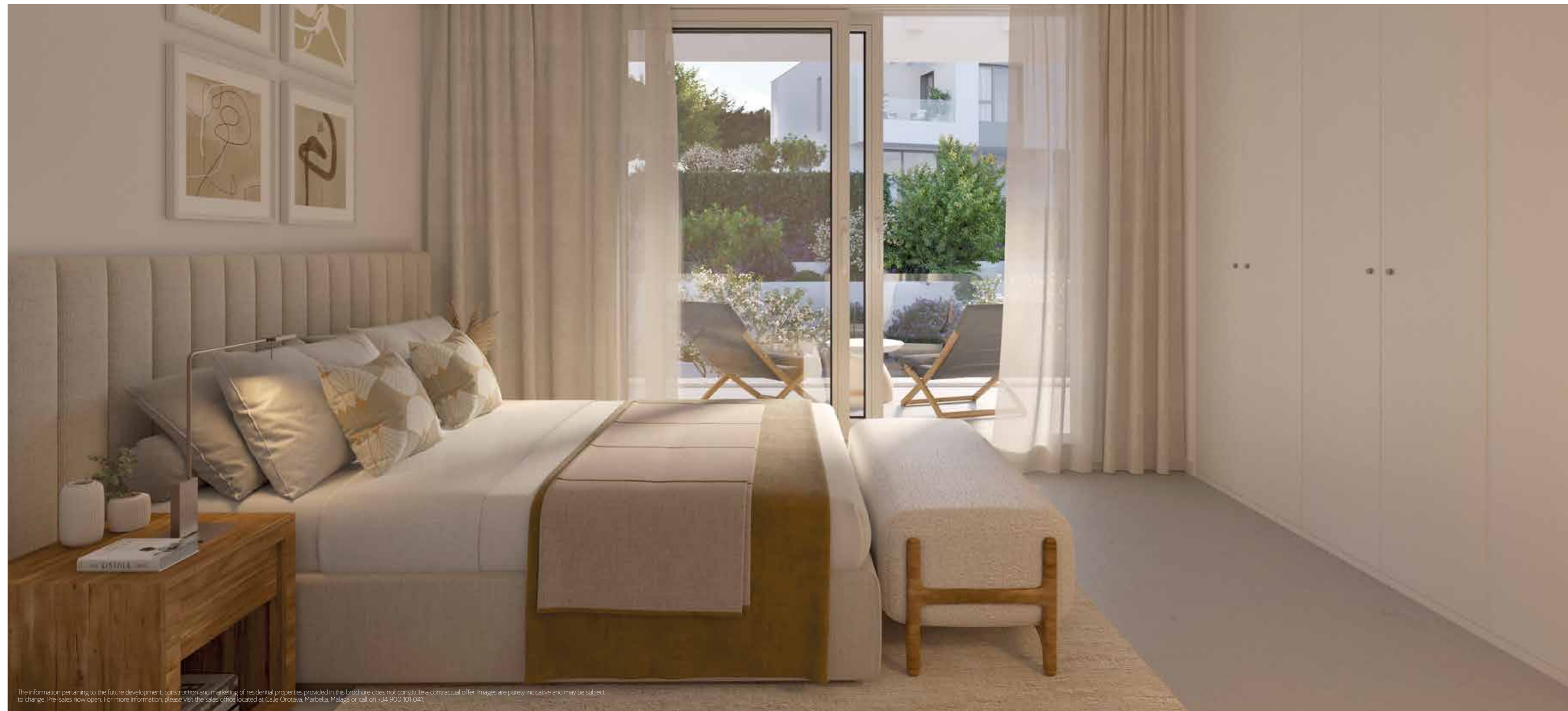




## An elegant and natural design

The EDDEA Arquitectos studio has created a proposal in line with the quality and sustainability demanded by ACCIONA. New Espacios de vida of great amplitude to preserve privacy with magnificent qualities and finishes.

The residential complex comprises 88 single-family homes with 3 and 4 bedrooms in one of the most exclusive areas of Marbella. Estrella del Mar Villas offers excellent communal private areas, gardens with native landscaping, multifunctional room, gymnasium, 2 swimming pools and large windows in all the properties with privileged sea views.





# Building specifications



## FOUNDATION AND STRUCTURES

The structure of your house is made from two-way reinforced concrete above ground level with concrete joist filler blocks. Calculated in accordance with the Technical Building Code. The foundations are planned in accordance with the conclusions of the geotechnical investigation.



## ROOFING

To ensure better thermal insulation, insulation materials will be used in waterproofed areas with living space underneath them, and the different types of roofing will be set according to their location and use. The terraces and balconies of the homes will have flooring finished with non-slip ceramic paving stones, with prior waterproofing via a system of asphalt treatment, and a skirting board in the same material in areas that require it.

In the case of technical roofs designed to hold installations, the building solution will be a non-walkable inverted flat roof, finished with gravel.



## FAÇADE - EXTERNAL WALLS

So you can enjoy your new house before you even step inside it, the façades of your home will be designed to improve the energy efficiency of the home, with exterior ceramic sheets, an air gap with thermal insulation and an interior sheet of double gypsum plasterboard on the load-bearing structure with stone wool. The final exterior finishing will be done with a double layer of cement mortar or with ceramic or natural stone siding (to be decided by the PM).



## EXTERIOR CARPENTRY

All of the exterior carpentry and glazing complies with the Technical Building Code, specifically the Energy Saving and Noise Protection Basic Document, improving the level of comfort within the house.

In the development: The exterior carpentry will be in lacquered aluminium with thermal bridge break as an improvement to the thermal insulation, the system includes motorised roller shutters in the bedrooms, and will have double glazing.



## DIVIDING WALLS

The drywall partition system used in your new home is very useful because it avoids contact and removes sound bridges from the installations being fed through the space in between the partitions.

Furthermore, an optimal exterior finish is achieved by applying smooth paint. The dividing walls inside the home will be made from a system of drywall partitions, made up of double gypsum plasterboard fixed to the structure of the building via the load-bearing system, incorporating thermal and acoustic insulation in all cases.

In any areas that border with wet rooms, one of the plasterboards will be damp-proof. The partitions between homes will be built as part of the construction solution of soundproof brickwork with cladding on both sides. In any areas that border with wet rooms, the plasterboard will be damp-proof.



## INTERIOR CARPENTRY

ACCIONA has also taken the utmost care over the interior carpentry so that you can enjoy all the details of your new home.

The front door to your home will be security with the same interior finish as the rest of the carpentry, and on the outside it will be finished with phenolic board. The finishes of the door defined in measurements are: white lacquered on the inside and to be decided by the PM on the outside, crowbar-resistant hinges and safety lock, optical peephole and doorknob, with chrome or stainless steel fittings. The interior connecting doors will be solid with one or two leaves, with a white lacquered finish and aluminium-coloured fittings or a chrome finish, giving the home an elegant and up-to-date look. The doors to all bathrooms will include locks.

The cupboards will be block-type, to be built in, with hinged or sliding doors, in white lacquer, to go with the rest of the carpentry. The interior will be lined and will have a luggage compartment and hanging rail.



## PAVING AND TILING

The flooring inside the home will consist of porcelain tiles laid on top of levelling mortar. All of the rooms, except the bathrooms, will be finished with a ceramic skirting board or with a white lacquered finish matching the interior carpentry, to create an environment that runs completely consistently throughout the whole home. The terraces and balconies will be paved with non-slip ceramic tiles and finished with a skirting board. The vertical surfaces of the main and secondary bathrooms will be covered with ceramic tiles on some of the surfaces. The kitchen walls will be painted, except the worktop areas. In communal areas, the paving will be ceramic or natural stone slabs, to be decided by the PM, and finished with a skirting board in the same material.



## CELINGS

The whole house will have a system of continuous gypsum plasterboard covering the ceilings. The secondary bathrooms, or rooms containing adjustable installations behind a false ceiling, will have the corresponding controls.



## PAINT

The walls and ceilings in the rest of the home will be painted with silk paint, in white or a soft tone to be decided by the project management.



## LIGHTING

Your home's environment will have light fittings in the communal areas and outdoor terraces and balconies, in line with the design of the complex, and the general communal lighting will use an LED system to improve energy consumption. Recessed LED downlights will be included in the hallways, corridors, bathrooms and kitchen. According to the project plans and approved by the Project Management.



## PRODUCTION OF HOT WATER/AIR CONDITIONING/HEATING

In all homes in this development, hot water and climate control will be produced via an air source heat pump with maximum energy efficiency; this system saves energy consumption compared to more conventional systems and simplifies the usual installations, reducing the necessary energy taken from the electricity supply.

The air conditioning and climate control system of your home will have temperature regulation, including cooling and heating. The supply units will be placed inside the homes and the compression units outside. The underfloor heating system will ensure you enjoy maximum comfort in your new home. The temperature will be controlled by a thermostat.

Thanks to the underfloor heating you will enjoy the ideal temperature: the heating will come through a circuit of water pipes which will run under the floors of the whole house. The advantage of this installation is it supplies heat evenly, gives more free space in the home compared to the traditional system of radiators, and is also more energy efficient.



## ELECTRICITY AND COMMUNICATIONS

The home will be supplied by the services regulated by the Regulation on Telecommunications Infrastructure (ICT), and its electrical installation will have the electrification grade in line with current laws. Each home will come equipped with a video intercom with colour screen, and will be connected to the outdoor unit. All of the balconies and sun deck will have electrical sockets for outdoor use.



## KITCHEN

The kitchen will come fitted with upper and lower units with a white laminate finish. The worktop and backsplash between upper and lower units will be in compact quartz or similar, and a stainless steel sink will be installed with a low-flow single-lever mixer tap, thereby reducing water consumption. The equipment that will be included in the kitchen will be: extractor hood, electric oven and microwave, induction hob, refrigerator, washing machine and dishwasher.



## MAIN AND SECONDARY BATHROOMS

The bathrooms will come equipped with bathroom fittings in modern designs, finished in white. The toilets will have a dual flush mechanism to help save water and soft-close lid. The main and secondary bathrooms will have a sink and shower. All sink taps will be single-lever mixers with built-in aerators to improve flow, reducing water consumption. The taps on the shower and bathtub will be fitted with a thermostatic system.



## COMMUNAL AREAS

The communal areas will have natural stone or ceramic paving to be decided by the PM, in line with the planned design.

The lighting in communal areas will include LED light fittings with timers. The property development contains various leisure and entertainment facilities, including two adult pools. The development has a coworking room and gym, for the use and enjoyment of residents. There will also be toilets in the surroundings of the communal facilities, one of which is intended for social use available to the Residents' Association.

The outdoor communal area will be laid out with pedestrian walkways, landscaping decoration or prefabricated cobblestone paving finishes, or garden finishing treatments depending on the locations. The living areas have been designed as tranquil spaces surrounded by nature.

All garden areas will be decorated with landscaping criteria using preferably native plants and trees with low water consumption. The irrigation network will be equipped with water supply control installations and zoned valve mechanisation as a measure to improve water consumption.



## GARAGES

There will be underground garages depending on the classifications, road access will be through entrances designed for this purpose without interfering with the pedestrian traffic in the complex. The vehicle access door will be mechanised and automatic, opened by a magnetic key and remote control.

In the below-ground area there will also be storage units and communal technical rooms, a fire protection system with carbon monoxide level monitoring and timed lighting.



## LIFTS

Electric lifts with automatic telescopic doors, overload detection and telephone connection will be installed in the communal areas. The lifts will have energy-efficient characteristics. Energy efficient characteristics: standby mode, energy efficient lighting in the car, drive system with variable speed, power and frequency control.

Building specifications in the sales phase. These building specifications are provisional and solely for informational purposes. Acciona Inmobiliaria S.L.U. reserves the right to introduce any modifications that are required for technical or legal reasons, as indicated by the architect supervising the works and which are necessary or advisable for the correct completion of the building, or that are required by the competent public authorities, or due to a lack of stock. In the event of modification, materials will be replaced by materials of an equal or superior quality. Furnishings and landscaping not included unless otherwise stated.



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# ESTRELLA DEL MAR

— VILLAS – MARBELLA —

Come visit us. We will be delighted to attend you.

Calle Orotava s/n, Marbella, Málaga.

Monday - Friday: from 10:00 to 18:00 h.

Saturdays: from 10:00 to 14:00 h.

Espacios**devida**.es  
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