

AZUREAN
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marbella

materials and
TECHNICAL SPECIFICATIONS



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STRUCTURE AND FOUNDATIONS

- The building structure will be executed in reinforced concrete, sized and calculated in accordance with current regulations and the Spanish Technical Building Code (CTE).
- The foundations will be designed in accordance with the conclusions of the Geotechnical Study, ensuring the stability and safety of the entire development.

FAÇADE

- The façades are conceived to convey a welcoming, modern and high-quality image, integrating the tradition of vernacular architecture with a contemporary approach.
- The design is enhanced by large overhangs acting as pergolas, conceived as defining elements that provide shade, rhythm and depth to the composition. These overhangs will be finished with integrated planters, strengthening the building's connection with nature and contributing to improved thermal comfort within the interior spaces.
- A combination of gabions and ceramic cladding in

INTERNAL JOINERY

- The entrance doors to each apartment will be security doors, guaranteeing protection and reliability.
- The remaining internal doors will feature a natural wood finish, with contemporary design handles in metallic finish, contributing to an elegant and welcoming aesthetic.
- Storage spaces will be resolved through open built in wardrobes, equipped with upper luggage shelf and hanging rail, finished in wood in keeping with the overall design language.

LIVING SPACES

- The living spaces have been designed with a generous and welcoming concept, using natural materials that evoke both Andalusian roots and the Mediterranean character of the surroundings. The presence of stone, wood, leather, ropes and mosaics contributes to creating spaces of great comfort and wellbeing.
- The residences will be delivered fully furnished, with designer, high quality furniture, ensuring a carefully curated environment ready to be enjoyed from day one.
- In the day area, a wooden slatted screen will separate



9. bathrooms - continued

- Bathrooms will include wooden storage cabinets for towels and personal items.
- **Commercial partners:**

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SISTEMI PER IL BATHROOM

10. INSTALLATIONS

plumbing & drainage

- The plumbing network will be executed using high quality materials, guaranteeing durability and watertightness.
- Water and energy saving devices will be installed, including thermostatic taps, single lever mixers, WC stop systems, urinals with flush valves, and flow reducers in showers and washbasins.
- Drainage will be carried out through separate networks for rainwater and wastewater, in compliance with current regulations.

electricity & telecommunications

- The electrical installation will comply with the Low Voltage Electrotechnical Regulation.
- Low consumption LED lighting will be installed in both common and private areas, together with pre installation for basic home automation systems.



10. installations - lighting - continued

- All luminaires will feature LED technology, ensuring low energy consumption, greater durability, and efficiency.
- **Partners comerciales:**

access control & automatic doors

- **Commercial partners:**

sound & image systems

- **Commercial partners:**

11. TERRACES AND/ OR GARDENS

- Terraces will be finished with non slip porcelain flooring, ensuring safety and durability, and will be delivered fully furnished with sun loungers, tables, chairs and parasols, creating a comfortable outdoor space ready to be enjoyed.
- Private gardens will include a rainwater recovery system for irrigation, managed through efficient systems such as drip, exudation or sprinkler irrigation, optimising water consumption.

