

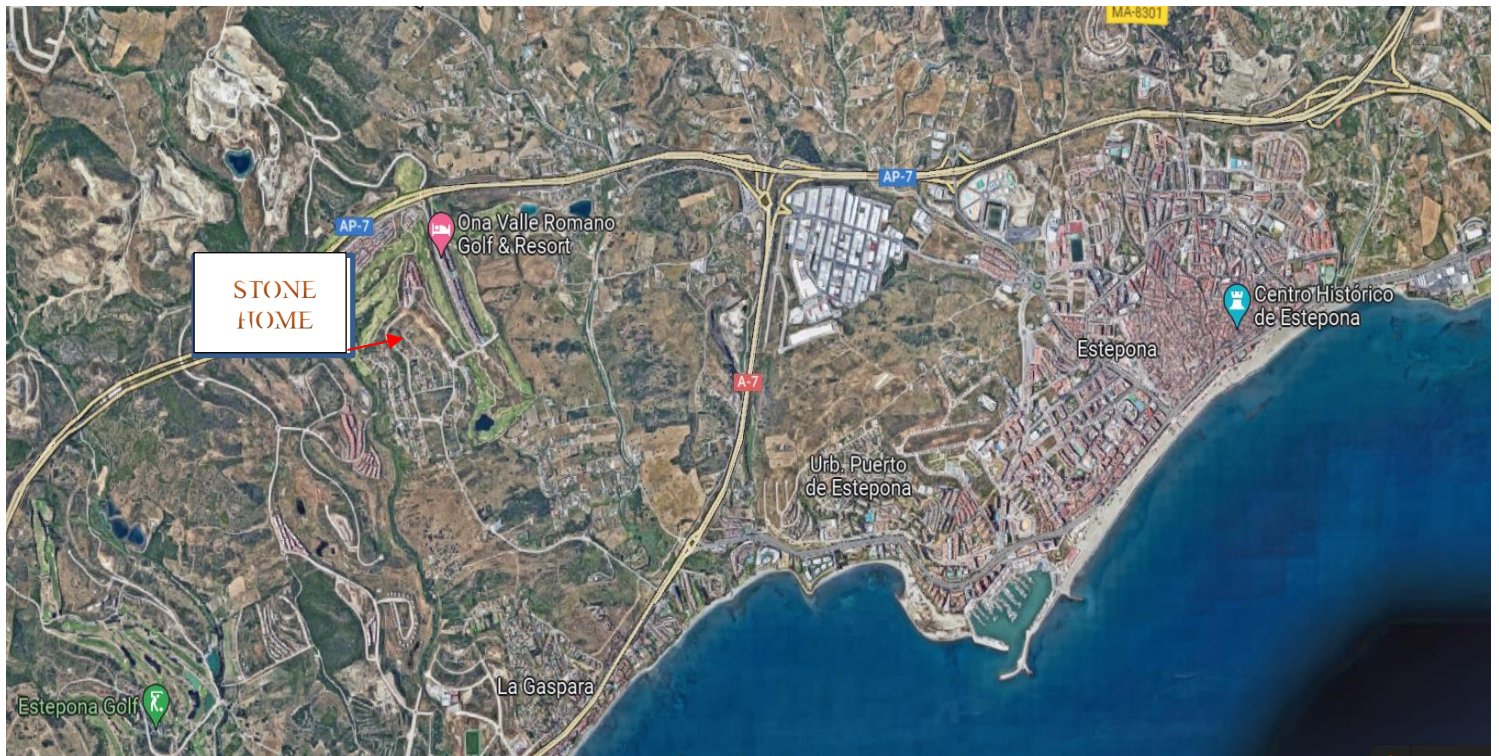
STONE HOME

Quality memory.

Luxury Villa “STONE HOME”.
URBANIZACIÓN VALLE ROMANO.
ESTEPONA (MÁLAGA)

STONE HOME

“STONE HOME” is a luxury villa located in the exclusive Valle Romano Golf development in Estepona.



This villa is in an unbeatable location, just a few minutes drive from the center of Estepona, the new “Golden Mile” of the Costa del Sol and surrounded by the exclusive Valle Romano Golf course with 18 holes. In addition, as it is located in the highest area of the development, it has 360º views of the sea, golf course and the Sierra Bermeja mountain range. It is located near all the services you may need but with the tranquility that living in a residential area provides, with 24-hour security and in an enclave that guarantees more than 300 days of sunshine a year.

STONE HOME



STONE HOME

STONE HOME QUALITY MEMORANDUM.

FACADE AND ROOFS.

- Facade of the house made of half brick ceramic factory, plastered and painted with areas of exposed work, double hollow brick trasdosado and insulation projected in chambers.
- Laminated plaster with air chamber and insulation.
- Lime-based mortar facade on ceramic brick factory between window frames.
- Terraces finished with slip-resistant porcelain stoneware for exteriors from the brand DURSTONE or similar..
- Wooden pergola in oak finish in the solarium.
- Travertine marble finishes on the entire facade with horizontal cut design.
- Terrace railings with safety glass.
- Private, walkable roof with thermal-acoustic insulation and finished with slip-resistant porcelain stoneware.
- Glass with black-finished aluminum framing in the entrance hall area.



EXTERIOR CARPENTRY.

- Black aluminum exterior carpentry, with thermal bridge break, STRUGAL on the facade. Profiling color of owner's choice.
- In the living room, floor-to-ceiling windows executed with embedded guide systems that allow complete continuity between the interior and exterior.
- Double glazing, CLIMALIT air chamber with PLANISTAR ONE system. Black matte aluminum finish with anti-refraction glass. Kitchen area with folding hidden glass windows. In the living area, folding book-type

STONE HOME

glass windows for a complete union between the living room and porch.

- PVC panels with a treated finish similar to oak for the porch roof and visor.



GARDEN.

- Infinity-finish pool with pearl white gresite coating (picture 1), salt chlorination filtration system model GO SALT CTX with PH regulation or similar, and sun loungers in the bathing area. Underwater LED lights (estimated 10 units). Pool depth 1.50 meters. Total pool area. 49.95 square meters.



Picture 1.

- It is possible to install a heating system in the pool with a double bottom system and a heat pump with hot water impellers and a cover.

STONE HOME

- Outdoor shower. Wooden model DUBAI or similar.
- Porch and surrounds with rectified porcelain stoneware flooring from the brand DURSTONE or similar.
- Perimeter wall 1.80 m high, with finishes, in natural stone and corten steel, and suitable natural vegetation for the local climate, in sections. The design is meant to create a combination of all materials for a harmonious and elegant look for the entire wall. These finishes will be agreed with the property to create the final finish to the customers' liking. (Picture 2: corten steel. Picture 3: natural stone.)



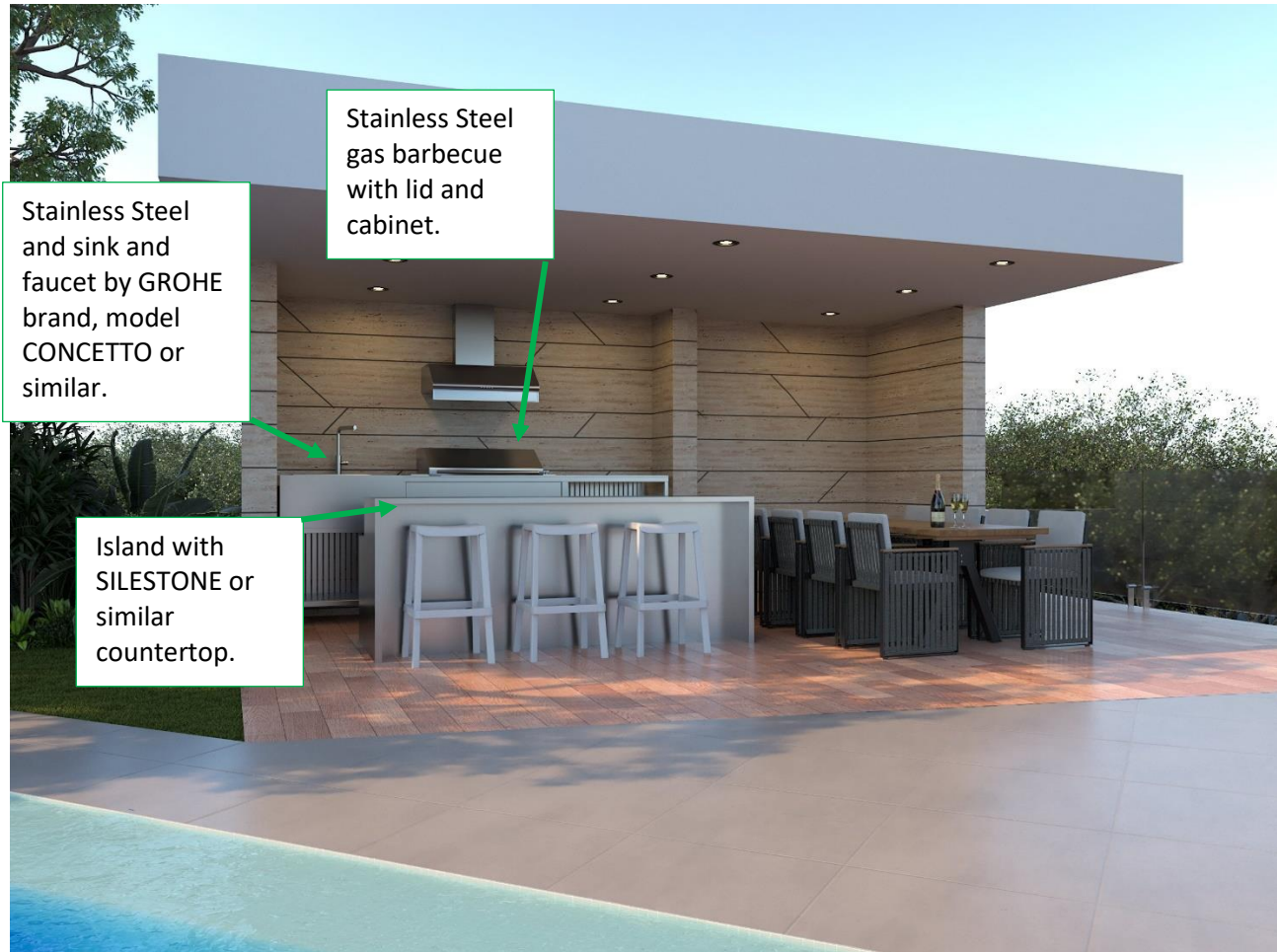
Picture 2.



Picture 3.

STONE HOME

- Outdoor barbecue and kitchen area with travertine marble finish, SILESTONE or similar countertop, sink, and built-in barbecue.



- Entrance area with boj tree decoration (picture 4).



Picture 4.

STONE HOME



INTERIOR PARTITION WALLS.

- Interior distribution with double hollow brick partition walls on reinforced concrete structure.
- Separation between rooms with ceramic brick and projected insulation.



STONE HOME

FLOORING AND CLADDING

- 1st quality rectified 60x60cm porcelain flooring in the interior from the brand DURSTONE or similar.
- 1st quality porcelain stoneware flooring in bathrooms from PORCELANOSA or similar.
- Slip-resistant porcelain stoneware flooring on terraces.
- Cobblestone main entrance area. (Picture 5)



Picture 5.

- 1st quality porcelain tile in bathrooms and kitchens from PORCELANOSA or similar.
- Plastered gypsum finished with paint on ceilings.
- Skim coated plasterboard on ceilings.
- Walls and ceilings finished with plastic paint.
- Wooden panel cladding with oak finish in the living room and entrance hall.

STONE HOME



CARPENTRY.

- XXL pivot door with armored entrance with interior finish matching the interior carpentry. Security lock. Maximum size of 2.00x2.00m. (Similar image type).



Door similar type.

STONE HOME

- Smooth solid wood interior passage doors. The color and design of the doors will be chosen by the customer.
- Modular built-in cabinets lacquered in color and lined with textured linen, with formation of trunk, drawers, and hanging bar. [Once the structure is finished, a professional will come to measure and the accessories \(drawers, drawer units, bars, etc.\) will be selected according to the customer's needs.](#)
- Walk-in closet in the master bedroom with wardrobes with glass doors, black lacquered wood and LED interior light. [Once the structure is finished, a professional will come to measure and the accessories \(drawers, drawer units, bars, etc.\) will be selected according to the customer's needs.](#)



KITCHEN EQUIPMENT.

- Fully furnished kitchen with high and low lacquered wood cabinets in black and oak color. [Once the structure is finished, a professional will come to measure and the accessories \(drawers, shelving, etc.\) will be selected according to the customer's needs.](#)
- Kitchen with SILESTONE or similar countertop and island.
- Glass door pantry with LED interior light. [Once the structure is finished, a professional will come to measure to make the furniture with exact measurements.](#)
- Included appliances (oven, ceramic hob, extractor hood, refrigerator, and microwave). SIEMENS brand or similar.
- Washer-dryer in laundry area. SIEMENS brand or similar.
- Built-in black faucets and sink. Faucets GROHE brand, model MINTA QUICKFIX or similar. Sink SOLAIRE NATURALITE LUISINA 2 bowl black or similar.



SANITARY APPLIANCES AND FAUCETS.

- Enameled porcelain sanitary appliances, ROCA MERIDIAN or similar.
- Suspended toilet system.
- Low-profile acrylic resin shower tray.
- Tempered glass shower screen in the shower area.
- Built-in single-handle or thermostatic faucets from GROHE GOLD or similar.
- Shower with large-format rain and waterfall sprayhead embedded in the ceiling and electronic thermostatic control brand GROHE REED or similar.

STONE HOME



RENEWABLE ENERGY AND HEATING/COOLING INSTALLATIONS.

- Installation of a solar thermal energy system that assists in the production of hot water for the house. Model 18500Whdia or similar.
- Central heating system through ducts.
- A/A centralized brand DAIKIN or similar.

ELECTRICITY AND TELECOMMUNICATIONS.

- TV antenna point in the living room and bedrooms.
- Light and power outlet on terraces.
- Recessed lights in the kitchen and main bathroom.
- Power outlets.
- LED light in the ceiling.
- Video intercom for access control to the house.
- Home automation DAIKIN or similar.
- Security system with cameras. 5Mp WiFi Video Surveillance Recorder with 1Tb hard drive installed. (Plug and Play WiFi Cameras for indoor or outdoor use.

STONE HOME

CYNEMA/GYM ROOM/FREE SPACE*

- Option A: Cinema Room: Surround sound finish in the room and starry ceiling with LED.
- Option B: Gym: Anti-impact floor finish and mirrors on the walls.
- Option C: empty room. (with flooring, connections, paint, etc.)



JACUZZI ON SOLARIUM* Jacuzzi with a capacity for four people on the solarium. [Model LULA or similar.](#)
[Price for jacuzzi + installation + weight reinforcement on terrace: 24.800€.](#)

*At the buyer's choice. (Additional costs apply)

** The developer reserves the right to modify this quality memorandum whenever required for technical, commercial, supply reasons or by the applicable regulations. In no case will the materials chosen be of lower quality than those included in this memorandum. This document corresponds to the characteristics of the house, is not contractually valid and is only valid for informative purposes.

**The prices stated here are approximate and their installation depends on factors outside of the developer such as availability, manufacturing, cost increases, etc. In the case of replacement, the new materials chosen will be of equal or higher quality than those shown in this document. Some materials have to be measured beforehand in order to estimate a cost.