

IMA 2

QUALITY SPECS

NORMA FRANCK



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A stunning four-bedroom duplex located in Alcores del Golf, a prestigious double-gated community in the exclusive Los Naranjos Golf Club area. Designed with a refined blend of minimalist luxury and natural elegance, this residence offers an atmosphere of sophistication and calm.

Perfect for golf enthusiasts or those simply seeking a serene Mediterranean escape, the home showcases exceptional craftsmanship and premium materials throughout. Just a short drive from the beach and within walking distance to popular golf courses and local amenities, this duplex truly offers the best of Marbella living.



PROPERTY HIGHLIGHTS

Location	Nueva Andalucía, Marbella
Orientation	south
Built	240 Sqm
Terraces/Balconies/Patios	85,6 Sqm
Garden	80 Sqm
Floors	2
Bedrooms	4
Bathrooms	4

DUE DILIGENCE

Garage Underground Garage,	1 Space
Lpo	Yes
Year Built	1991
Rental License	No
Short Term Rentals Allowed	Yes / No

PROPERTY HIGHLIGHTS

Security	Yes
Pool	No
Jacuzzi	Pre-installtion
Communal	Chlorine
Underfloor Heating	Bathrooms
Underfloor Heating System	Electrical
Air Condition	Integrated, different air zones
Taps	Built in/Standing, ICONICO
Domotic System	Yes
Electrical Blinds	Yes
Electrical Curtains	No
Sound System	Yes, Sonos
Lighting	Manual and domotics, dimmable



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- Made by Grupo Ayuso
- Thermal transmittance ($U_w \geq 1,3$)
- Soundproofing $R_w \leq 42$ dB
- Wind resistance class C5
- Watertightness class 7A

CARPENTRY

- Custom made to measure, bespoke design carpentry.

AIR CONDITION

- Air condition with AIRZONE, separate air zones in living room and each bedroom.

LIGHTING

- DALI lights with domotics system
- All lights are dimmables and the rail lamps white tone can be adatep
- Apple tablet to control all the domotics systems

TILES AND WOODEN FLOOR

- All interior pattern flooring designed by Geotiles Ceramica, Tabula Haya 120x20
- Outside areas and bathrooms ANTISLIP floor tiles big format 120x120
- Big format tiles in the bathrooms, from Crifre and Atlas Concorde

KITCHEN & APPLIANCES

- Bespoke, custom designed and made kitchen
- ASCALE Tau worktop
- Appliances – BORA and SIEMENS
- SAMSUNG washing and drying machines

EXTERIOR KITCHEN & BBQ

- Beefeater Proline gas BBQ with 4 burners

TAPS & BATHROOMS

- Taps and showers ICONICO
- Toilets ROCA suspended with soft close
- GEBERIT flush systems
- Bespoke and custom-made wash basin units in all bathrooms
- Bespoke and custom-made shower glass systems

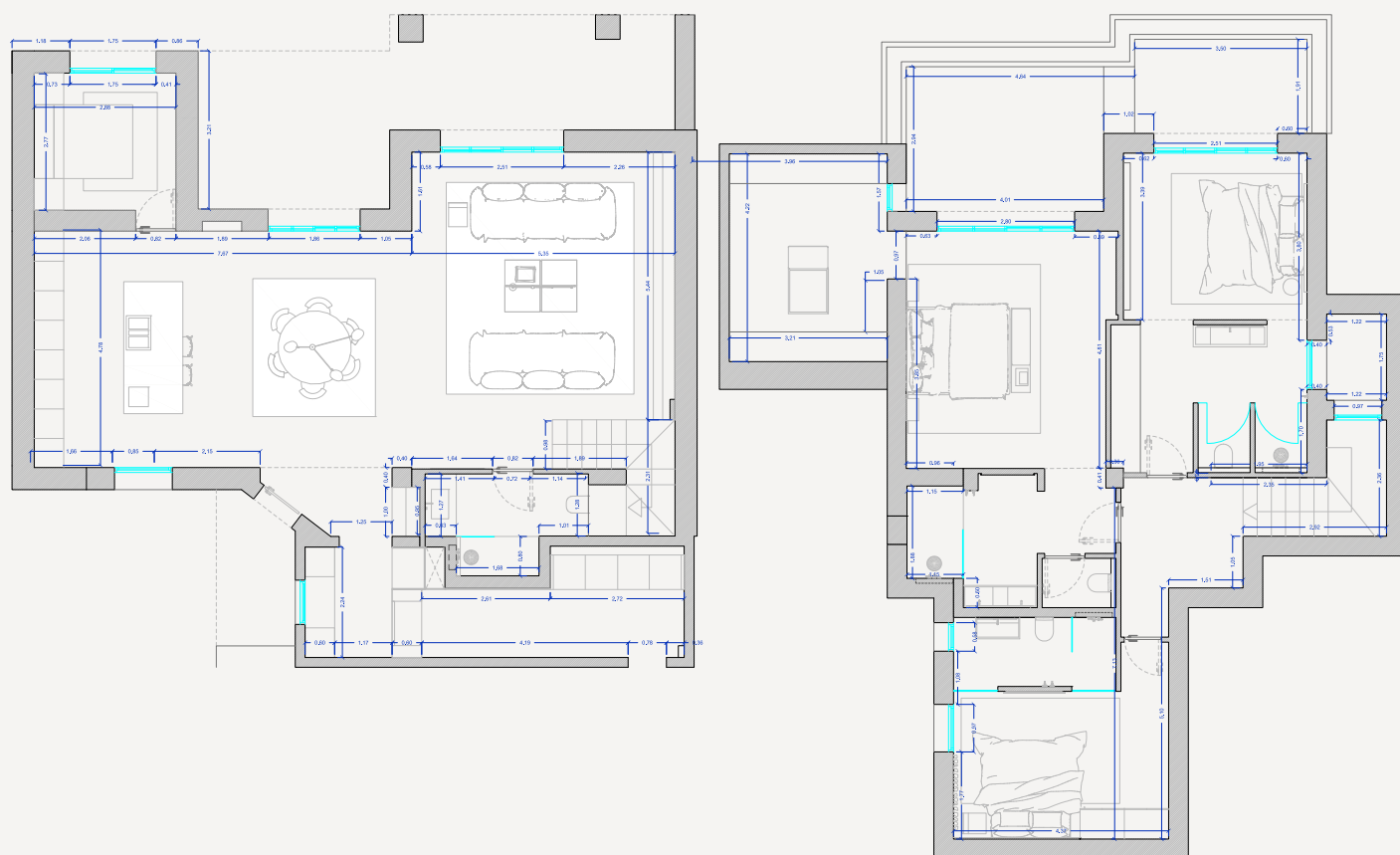
OUTSIDE

- Garden area with built jacuzzi or pool pre-installation
- Two seating areas in top terrace
- 1 outdoor shower
- New designed garden greenery and plants with automatic irrigation system

FURNITURE

- Bespoke furniture, chosen and delivered by interior design team







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