VILLA CAROLINA

A BRANDED RESIDENCE BY COSENTINO

DEVELOPED BY

RGZ DEVELOPERS

QUALITY SPECIFICATION

Nueva Andalucía · Marbella

Confidential document · 2026

CLADDING

Exterior limestone cladding on a ventilated façade, in 40 × 80 cm pieces.

FLOORING

Porcelain stoneware tile flooring, commercial format 80 × 80 cm, for interior areas.

Porcelain stoneware flooring for interior wet areas, 80 × 80 cm.

Anti-slip porcelain stoneware tile flooring for exterior areas, in a commercial format of 80 × 80 cm.

Large-format porcelain stoneware wall tiling, 250 × 100 cm, installed on shower walls.

Porcelain stoneware wall tiling, 60 × 60 cm, installed on kitchen walls.

Large-format porcelain stoneware wall tiling, 80 × 80 cm, installed on bathroom walls up to 1 m height.

Solid Ipé hardwood decking for exterior areas, 22 × 90/100 × 800/2,800 mm, including factory autoclave treatment and on-site sanding and oiling.

DOORS

Main Entrance Door
Pivoting entrance door measuring 1.80 × 3.00 m plus two fixed panels of 0.50 × 3.00 m, lacquered in a selected color, first quality, with blind pivoting leaf and five-point security lock (Fichet or equivalent). Interior lever handle and stainless-steel pull handle, 1.00 m, first quality, hung and lacquered in a color chosen by the property. Additionally fitted with a recessed security deadlock on the leaf with five movable bolts and a latch (Fichet type or equivalent), fixed bolts to the floor and ceiling, and a first-quality brass panoramic peephole.

Interior Passage Door — 825 mm
Blind passage door, lacquered with lines in a satin colour, with a flat panel leaf formed by a board veneered in lacquered wood, leaf dimensions 825 × 2,400 × 45 mm. Pine pre-frame 90 × 45 mm, exposed pine frame 90 × 45 mm, lacquered wood with wooden cover strips. Fitted with four chrome concealed hinges, magnetic door catch, perimeter anti-shock gasket, concealed hinges, Krona 5080 silver (or equivalent) hardware, and lever handle with chrome plate by HOPPE (or equivalent). Lock mechanism by HOPPE chrome in bathrooms.

Interior Passage Door — 725 mm
Blind passage door, lacquered with lines in a satin colour, with a flat panel leaf formed by a board veneered in lacquered wood, leaf dimensions 725 × 2,400 × 45 mm. Pine pre-frame 90 × 45 mm, exposed pine frame 90 × 45 mm, lacquered wood with wooden cover strips. Fitted with four chrome concealed hinges, magnetic door catch, perimeter anti-shock gasket, concealed hinges, Krona 5080 silver (or equivalent) hardware, and lever handle with chrome plate by HOPPE (or equivalent). Lock mechanism by HOPPE chrome in bathrooms.

Single Concealed Sliding Door
Single-leaf blind concealed sliding door in galvanized steel frame with stepped profile, lacquered leaf with lines in a satin colour, flat panel formed by a board veneered in lacquered wood, leaf dimensions 825 × 2,400 × 45 mm, with wooden cover strips. Galvanized steel concealed frame for plaster/tile finishing,

complete with pulley and galvanized rail system, flush recessed pulls, and chrome finger pulls. Lock mechanism in bathrooms and WCs.

Double Concealed Sliding Door
Double-leaf blind concealed sliding doors in a galvanized steel frame with stepped profile, lacquered leaves with lines in a satin colour, flat panel formed by boards veneered in lacquered wood, leaf dimensions 2 × 450 × 2,400 × 45 mm.

WARDROBES

Lacquered wardrobe fronts in a selected colour, without a trunk section, with similar characteristics to the passage doors. Wardrobe bodies manufactured from 16 mm melamine-faced particle board (finish to be selected) with 10 mm backing, fully lined on walls and ceiling, forming modules of variable width and height according to the dimensions of the opening, with a depth of 60 cm. Custom workshop-made cornice with blind front and recessed handle, with soft-close runners and full-extension slides, shoe racks with bars, rods, and hanging rails, fully installed and fitted, with central divider, shelves with trim, hanging rail, stainless-steel trouser rack, and shoe rack. Access panels for services, lighting, and power outlets as per the plan details. Interior LED illumination with switch mechanism included, measured as executed unit, and fully installed according to the plan design.

BATHROOM FURNITURE

Principal Bathroom Vanity
Wall-mounted vanity unit, 35 cm high × 210 cm wide × 50 cm deep, in lacquered oak with satin finish, wall-hung flush to the countertop, including drawers with concealed runners and soft-close guides. High-quality metal mechanisms.

Bathrooms 1 & 2 Vanity
Wall-mounted vanity unit, 35 cm high × 130 cm wide × 50 cm deep, in lacquered oak with satin finish, wall-hung flush to the countertop, including drawers with concealed runners and soft-close guides. High-quality metal mechanisms.

Bathroom 3 Vanity
Wall-mounted vanity unit, 35 cm high × 210 cm wide × 50 cm deep, in lacquered oak with satin finish, wall-hung flush to the countertop, including drawers with concealed runners and soft-close guides. High-quality metal mechanisms.

Gym Bathroom Vanity
Wall-mounted vanity unit, 35 cm high × 150 cm wide × 50 cm deep, in lacquered oak with satin finish, wall-hung flush to the countertop, including drawers with concealed runners and soft-close guides. High-quality metal mechanisms.

Guest WC Vanity
Wall-mounted vanity unit, 35 cm high × 80 cm wide × 50 cm deep, in lacquered oak with satin finish, wall-hung flush to the countertop, including drawers with concealed runners and soft-close guides. High-quality metal mechanisms.

ALUMINIUM JOINERY — WINDOWS & DOORS

TECHNAL brand, lift-and-slide system with thermal break, in dark anthracite color. Double glazing CLIMALIT, composed of PLANILUX laminated safety glass 8 mm (4+4) exterior and PLANILUX glass 10 mm (5+5) interior.

Shutters
Security shutter system for windows and French doors, comprising an aluminum pre-frame/guide, a monoblock lintel box, and an extruded aluminum louvered shutter in a white lacquered finish, with 45 × 8.7 mm slats and 1 mm wall thickness, motorized operation with joint sealing and cleaning access.

Garage Door
Standard spring-loaded up-and-over garage door in folded galvanized steel sheet, smooth flat panel, lacquered in anthracite grey color. Complete with frame, guides, counterweight, lock, and Esme-type (or equivalent) motorization kit with automatic opening, remote control panel, timer, photoelectric safety cell, and two transmitters.

GLAZING

Protective balustrade in colorless tempered Securit glass, 16 mm (8+8) thickness, factory-fixed with wedge mounting on perimeter support shoes and side panels, flush-embedded at floor level—brand: Q-RAILING or equivalent.

Protective balustrade on staircase in colorless tempered Securit glass, 16 mm (8+8) thickness, factory-fixed with wedge mounting on perimeter support shoes and side panels, flush-embedded at floor level—brand: Q-RAILING or equivalent.

Silver-finish wall-hung mirror with perimeter LED strip back-lighting, made from a 5 mm colorless float glass sheet with silver-plated rear face.

Fixed and hinged shower screen as per the detailed drawing, in 12 mm (6+6) tempered glass with low iron content treatment for a highly transparent, colorless effect. Beveled edges, including hardware, handle, and stainless steel profiles.

PAINTWORK

Acrylic plastic paint for exteriors: Acritón SMOOTH ELASTIC PHOTO-CROSSLINKABLE or Revetón COTEFILM NG SMOOTH MATT, color to be selected by the property from on-site samples, minimum size 2 × 2 m, applied by roller on vertical and horizontal exterior façade surfaces.

Professional washable, smooth, matt acrylic plastic paint for interiors, in white or a pigmented color to be selected by the property (from on-site wall samples), applied to horizontal and vertical surfaces.

ELECTRICAL INSTALLATION

Interior Socket 16A+TT Schuko
General-purpose socket (U.V.) 16A+TT with lateral earth, Schuko type, with earth terminal (TT), 2.5 mm² copper conductor Cu/750V insulated with 2.5 mm² yellow-green protective conductor, in 20 mm corrugated PVC conduit flush-mounted, including line runs and junction boxes to the circuit distribution board, universal square mechanism box with screws, and Schuko socket mechanism 16A+TT by NIESSEN SKY White.

Outdoor Weatherproof Socket 16A+TT Schuko
General-purpose socket (U.V.) 16A+TT with lateral earth, Schuko type, weatherproof with cover for exterior use (terraces and porches), with earth terminal (TT), 2.5 mm² copper conductor Cu/750V insulated with 2.5 mm² yellow-green protective conductor, in 20 mm corrugated PVC conduit flush-mounted, including line runs and junction boxes to the circuit distribution board, universal square mechanism box with screws, and Schuko socket mechanism 16A+TT by NIESSEN SKY White.

Appliance Socket 20A+TT
Dedicated appliance socket 20A+TT with earth terminal (TT), 4 mm² copper conductor Cu/750V insulated with 4 mm² yellow-green protective conductor, in 25 mm corrugated PVC conduit flush-mounted, including line runs and junction boxes to the circuit distribution board, universal square mechanism box with screws, and socket mechanism 20A+TT by NIESSEN SKY White.

Kitchen Socket 25A+TT
Kitchen socket 25A+TT with earth terminal (TT), 6 mm² copper conductor Cu/750V insulated with 6 mm² yellow-green protective conductor, in 25 mm corrugated PVC conduit flush-mounted, including line runs and junction boxes to the circuit distribution board, universal square mechanism box with screws, and socket mechanism 25A+TT by NIESSEN SKY White.

Doorbell Point with Buzzer
One doorbell point with buzzer, earth terminal (TT), 1.5 mm² copper conductor Cu/750V insulated with 1.5 mm² yellow-green protective conductor, in 20 mm corrugated PVC conduit flush-mounted, including line runs and junction boxes to the circuit distribution board, two universal square mechanism boxes with screws, one single push-button mechanism with neon indicator and bell symbol, and one buzzer—brand: NIESSEN SKY White.

Motion Detector
Supply and installation of a mini motion detector. Brand: Dinuy model DM.TEC.00.

Sound System Pre-installation
SONOS sound system pre-installation throughout the property.

Security System Pre-installation
Pre-installation of an Electronic Security System with a bidirectional control panel for monitoring and transmission of intrusion, hold-up, emergency, mains failure, low battery, and sabotage criteria, suitable for villas up to 300 m² surface area, interconnected via radio link. Includes alarm pre-installation with infrared detectors throughout the property, connected to the house's main control panel and controllable from the main bedroom and entrance hall, and connected to a security company at the client’s choice.

HOME AUTOMATION

KNX Lighting Control System
KNX lighting control system for the entire property, managing up to 200 lighting points with on/off control.

Climate Control System
Climate control system for managing the air conditioning, underfloor heating, and radiant floor systems.

Garden Lighting Control System
Lighting control system for garden and exterior illumination.

Home Automation Panel — 120 Modules
HAGER brand home automation panel, VEGA D series, model FU52D, dimensions 920 × 550 × 152 mm, flush-mounted with opaque door FD52P.

iPad mini Wi-Fi 64 GB
iPad Mini 4th generation, 64 GB Wi-Fi, silver finish.

iPad Visualization — General & Remote
iPad visualization for remote connection to the property via the internet. Including the control processor, processor programming, the visualization interface, and the KNX/IP communication gateway.

LIGHTING

Interior Ceiling Luminaire
Supply and installation of 5 W ceiling luminaire, white finish, 2700 K warm light, injection-molded aluminum trim ring, thermo-enameled white.

LED Linear Indirect Lighting
Installation of LED strip lighting technology in coves, cornices, and other architectural elements, formed by flexible printed circuit boards with high-efficiency, maximum-output LEDs, with PVC diffuser, 2700 K warm light.

Exterior Ceiling Luminaire
Supply and installation of exterior ceiling luminaire, white finish, 2700 K warm light, injection-molded aluminum trim ring, thermo-enameled white—IP 65 protection rating.

Exterior Wall Luminaire
Supply and installation of exterior wall luminaire, white finish, 2700 K warm light—IP 65 protection rating.

SANITARY WARE & FITTINGS

Freestanding Acrylic Bathtub 1.80 × 0.80 m
Freestanding acrylic bathtub by DURAVIT STARCK.

Floor-Standing Bath Mixer
Floor-standing single-lever bath mixer, 16 (Chrome) finish. Brand: Iconico, model DEXTER 1D or equivalent.

Wall-Hung Toilet
Wall-hung toilet by DURAVIT, model DURASTYLE WHITE.

Shower Tray — Bathrooms
SOLID SURFACE HIDROBOX shower tray, white, frameless, with anti-slip textured surface.

Shower Mixer — Bathrooms
TRES SLIM flush-mounted shower kit, two-way (hose and ceiling), bath–shower–telephone chrome finish. Plus wall-mounted shower handset INOX with TELEPHONE bracket and guide rail.

Shower Mixer — Principal Bathroom
TRES SLIM THERMOSTATIC flush-mounted shower kit, three-way (hose, ceiling and head), bath–shower–telephone chrome finish. Plus ceiling-mounted CASCADE rainfall shower head Rainshower 480 × 480 mm, 16 (Chrome) finish.

Countertops — HIDROBOX SOHO
Bathroom 1: HIDROBOX SOHO countertop with 2 integrated basins, 130 × 50 cm, white.

Bathroom 2: HIDROBOX SOHO countertop with 1 integrated basin, 130 × 50 cm, white.

Bathroom 3: HIDROBOX SOHO countertop with 1 integrated basin, 210 × 50 cm, white.

Gym Bathroom: HIDROBOX SOHO countertop with 1 integrated basin, 150 × 50 cm, white.

Principal Bathroom: HIDROBOX SOHO countertop with 2 integrated basins, 210 × 50 cm, white.

Guest WC: HIDROBOX SOHO countertop with 1 integrated basin, 80 × 50 cm, white.

Basin Mixers — Bathrooms
Single-lever deck-mounted mixer D/AUTOMATIC TRES SLIM with chrome Push waste.

Basin Mixer — Principal Bathroom
Wall-mounted mixer D/AUTOMATIC TRES SLIM with chrome Push waste.

MECHANICAL INSTALLATIONS

Aerothermal / Underfloor Heating
DAIKIN ALTHERMA central control unit for the aerothermal installation, model EKRUCBL3.

Air Conditioning
DAIKIN air conditioning unit, model RXYLQ16T.

Elevator
OTIS compact elevator, model 2.000HC, machine-room-less, with two speeds of 1 m/s and 0.25 m/s, 3 stops, 320 kg nominal load capacity for a maximum of 4 persons, automatic cabin door, and automatic landing doors.

Turkish Bath / Steam Room
Turkish bath 1.95 × 1.87 m (approx.). HELO heat generator, model HNS T1, 14 kW. Low-voltage interior lighting. Electronic control panel with timer and temperature control—fragrance dispenser.

Sauna
Complete sauna 1.80 × 1.87 × 2.20 m. HARVIA heat generator, 15 kW. Low-voltage interior lighting. Electronic control panel with timer and temperature/humidity control, including Ayous wood wall, ceiling, and floor insulation cladding, perimeter benches, glazed doors, and seating.

SWIMMING POOL

Glass Mosaic Lining — IRIDIS 31
Glass mosaic pool lining: IRIDIS 31 COLLECTION POL 4 BASIC IRIDESCENT GREEN.

Saltwater Chlorination System
Automatic saltwater chlorination system by electrolysis. SALICLOR L-120.

Pool Pump
KRIPSOL self-priming pool pump with thermo-hardened plastic body and supports, stainless steel motor shaft and inserts, polycarbonate impeller with fiberglass charge, and polypropylene diffuser.

EXTERIORS

Granite Cobblestone Paving
Cobblestone paving for vehicular and pedestrian pathways in national grey granite or equivalent.

Decorative Floating Access Steps
Formation of decorative floating steps in exposed concrete, from ground level to the interior floor level of the property.

Vehicle Access Gate
Plot access gate formed by pilasters of 50 × 50 × 220 cm solid brick on support pillars, to support a roof canopy and sliding gate.

Pedestrian Access Gate
Plot access gate formed by pilasters of 50 × 50 × 220 cm solid brick on support pillars, to support a roof canopy and a hinged gate.

Vehicle Entrance Gate — Sliding
Exterior sliding entrance gate, overall dimensions 4.00 × 2.00 m, in steel sliding leaf construction, including motorization with remote control and magnetic key.

Pedestrian Entrance Gate — Hinged
Exterior pedestrian entrance gate, overall dimensions 1.00 × 2.00 m, in steel hinged leaf with stave design and door intercom.

Perimeter Boundary Wall
One-brick-thick perimeter boundary wall in double hollow brick, rendered with cement mortar and painted up to 80 cm height, with metal railings of 130 cm above.