



OCEAN VIEW
MARBELLA OJÉN

STANDARDS & QUALITIES

TAKE
A MOMENT



OCEAN VIEW
MARBELLA OJÉN

QUALITY SPECIFICATIONS

A FRD GROUP DEVELOPMENT



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1. Introduction



Ocean View is a residential complex located in one of the most beautiful settings in the province of Malaga, La Mairena. A development of 44 two and three bedroom residences on grounds of approximately 17,000 m², facing south, southeast and east. Ocean View has been designed to make the most of the natural surroundings and the mild climate enjoyed throughout the year in this area, featuring timeless Mediterranean-style architecture illuminated by large panoramic windows.

The complex is built with the finest quality materials and finishing, surrounded by extensive common leisure areas featuring a large 25-metre heated outdoor swimming pool. It borders approx. 230-hectares of protected nature. Ocean View is a lifestyle philosophy for people who enjoy the peace and quality of life that big cities are unable to offer – all without having to sacrifice the convenience of being less than 10 minutes from beaches, golf courses and shopping centres with supermarkets, pharmacies and restaurants; just 15 minutes from the centre of Marbella and 40 minutes from Málaga international airport.

UNIQUE ADVANTAGES & KEY POINTS

1

An exclusive gated community with only 44 private residences

2

Developed by a highly experienced team with a track record in upmarket real estate

3

Sea views from all residences, across the bay of Marbella

4

Protected nature directly in front, with direct access to walking trails

5

5-star facilities available for owners and their guests

6

Care free ownership services including property management and maintenance, cleaning and rental management

7

An integrated concierge and lifestyle management service

8

A “lock-up & leave” concept allowing for easy stays

9

Peace of mind with a 24/7 security guard, fenced-in perimeters & video surveillance

10

Modern and elegant architecture by famous architects Villarroel Torrico

11

Extensive terrace areas to fully connect with the protected natural surroundings

12

The latest technology including a home automation system

13

High-end interior design services and the option to personalise your property

14

Carefully sourced materials and technology to create a new local standard

15

Private parking and storage with each home

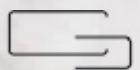


TOP QUALITY MATERIALS

OCEAN VIEW IS THE PRODUCT OF A DETAILED SELECTION PROGRAMME OF THE FINEST MATERIALS AND TECHNICAL AND DESIGN OPTIONS.

The design stands out for its contemporary, state-of-the-art architecture, combining modern aesthetics with the commodities and services demanded by today's clients, all blending in with a setting surrounded by nature and stunning sea views. The properties have top quality porcelain floor and wall tiles, LED lighting especially designed to create a warm, inviting atmosphere, climate control using cutting-edge systems, fully fitted kitchens, bathrooms and guest toilets, as well as fully insulated windows and frames with UV protection.

LAMINAM
SUPERIOR NATURAL SURFACES


calamita


PLADUR

 **GEBERIT**

 **Valcucine**


HÖRMANN

 **DAIKIN**


danosa
Building together

CLIMAVER

SCHÜCO

 thyssenkrupp

Miele

2. Technical building specifications

1. STRUCTURE

Foundations and structures of reinforced concrete with structural steel elements.

2. EXTERIOR RENDERINGS

The outer walls are made of cavity bricks with polyurethane foam heat insulation backed with drywall laminated plasterboard for heat and sound insulation. The façades are rendered with white water-repelled mortar, enabling the base to breathe. The terrace roofs are waterproofed with asphalt sheeting and heat insulation, and finished with porcelain tiles.

3. INTERIOR DIVISIONS

The interior walls are made of laminated plasterboard fitted to requirement, with features superior to official regulatory levels. All pipe systems and accessories are designed for low-noise drainage, and designed with a joint to absorb thermal expansion and contraction. Points of union feature rubber seal pipe coupling, without the need for adhesives. Elbows and brand pipes include a reinforcement rib for greater rigidity and protection, while the ceilings are of plasterboard with perimeter recessing that houses LED lighting.

4. INTERIOR FLOORS

The interior and terrace floors are fitted with large format, clear-toned porcelain tiles (See Laminam image 1).

5. INTERIOR WALL COVERINGS

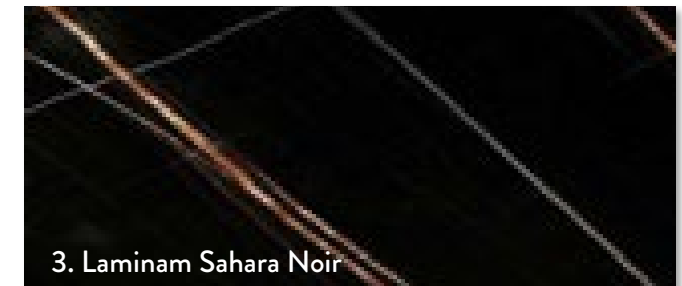
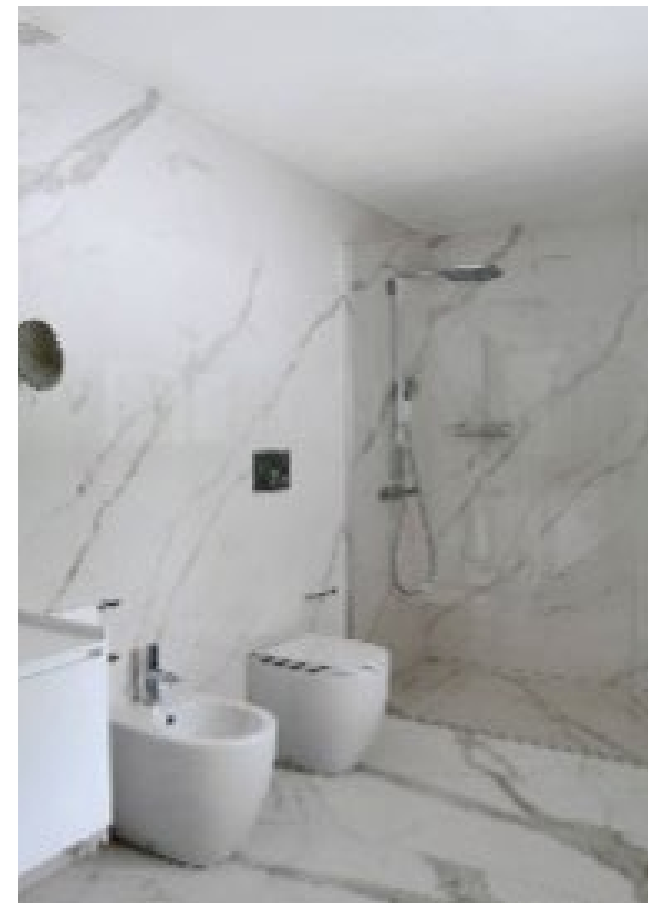
The bathrooms are offered with a choice of impressive large-format porcelain tiles (2,70x1,20m) in Noir Desir, Estuario, Sahara Noir and Calacata tones. (See Laminam images 2, 3, 4 and 5).



1. Laminam White Calce floor 1mx1m



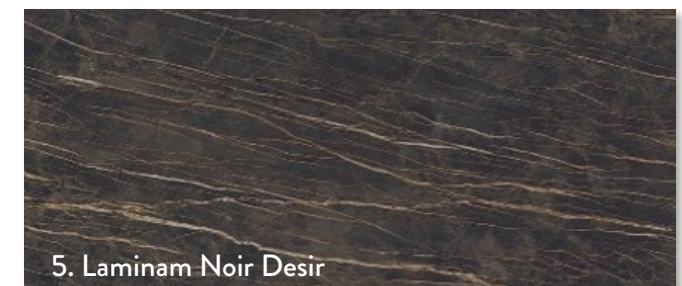
2. Laminam Calacata



3. Laminam Sahara Noir



4. Laminam Estuario



5. Laminam Noir Desir

6. EXTERIOR CARPENTRY

Exterior carpentry features Schüco window frames in minimalist aluminium with insulating double-glazing and solar glare protection that offers heat, sound, UV and security proofing.

Laminated glass balcony fronts allowing maximum enjoyment of the natural surroundings and panoramic. They provide safety and luminosity and meet Building Code standards (CTE).

7. INTERIOR CARPENTRY

Interior carpentry includes a reinforced security steel armoured front door, lacquered in the same tone as the carpentry in the rest of the residence.

The interior doors are smooth, extra-height, with white satin-finish lacquer, also including a perimetral low-noise rubber seal, top quality modern metal fitting and handles, and they are fitted flush with the wall on the outer face, while the wardrobes are made-to-measure, lined and fitted on the inside, with soft-close mechanism.



8. KITCHEN FITTINGS

The Ocean View Project includes an open-plan kitchen which requires making comfort, innovation and unlimited durability a priority, integrating the design into a space to be enjoyed inside the home. Kitchens by Valcucine feature counter top, island and niche of porcelain stoneware, doors with built-in hidden handle pulls and 'Angel Skin' finish.

Drawers are in grey steel with soft-closing function, metal drawer glide with safety top, sink and tap in stainless steel, aluminium plinth and the sink unit comes with a built-in rubbish bin and drawers by Miele, Bosch or Siemens, including: multifunction oven, microwave, induction hob, extractor fan built into the ceiling, integrated fridge-freezer, integrated dishwasher, washing machine and tumble dryer.

TECHNICAL

- Optimal distribution of kitchen units for each apartment type
- Counter-top, island and niche made of porcelain stoneware
- Doors with built-in hidden handle pulls and "Angel Skin" finish
- Drawers and pot-and-pan drawers made in grey steel with soft-closing function
- Metal drawer glide with safety stop
- Aluminium plinth
- Stainless steel sink and tap
- The sink unit has a built-in rubbish bin

APPLIANCES BY MIELE, BOSCH OR SIEMENS

- Multifunction oven
- Microwave
- Induction hob
- Extractor fan built into the ceiling
- Integrated fridge
- Integrated dishwasher
- Washing machine
- Tumble dryer

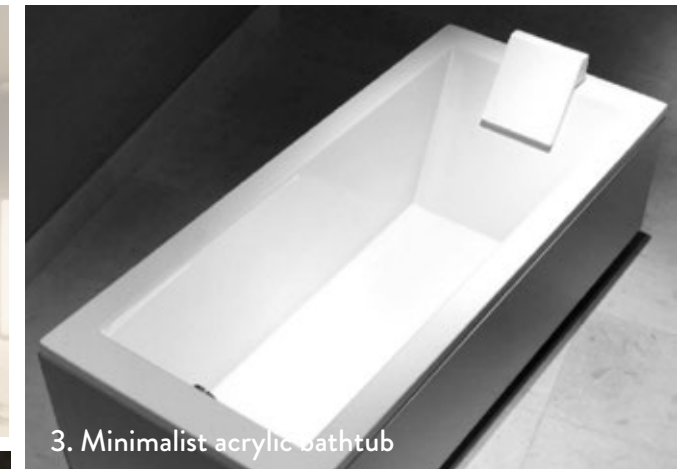
9. BATHROOM FITTINGS

Special attention has been paid to bathroom design, where the fittings encompass seamless, one-piece 'solid surface' countertops in white, taps in the form of wall-mounted spouts with 'click-clack' plugs and decorative stainless steel syphons. These stylish, comfortable areas also feature backlit LED mirrors, showers built into the flooring and 'Securit' type glass shower screens equipped with stainless steel taps and rain shower heads (see ref 1).

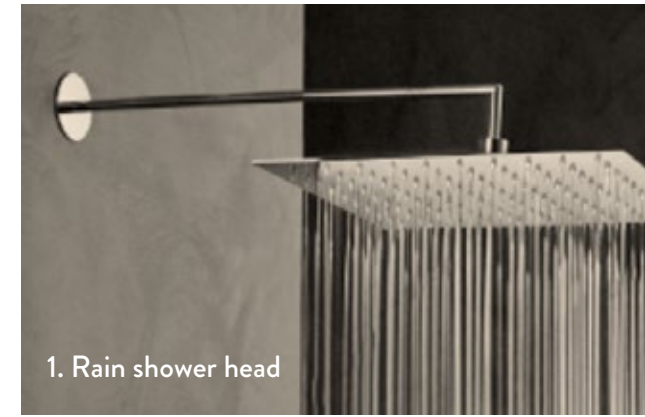
The washbasins are of minimalist rectangular designs measuring 50x40cm (see ref 2) – twin in the master bathroom and single in the other bathrooms – and the wall-mounted designer toilets by Geberit are fitted with built-in tank and Mod Sigma 50 push flushing mechanism (see ref 4 and 5). The master bathroom also has a minimalist style acrylic bathtub (see ref 3) with upper surround and top-mounted taps.



Kitchen by Valcucine



3. Minimalist acrylic bathtub



1. Rain shower head



4. Sigma 50 push flushing mechanism



2. Rectangular minimalist washbasins



5. Wall-mounted Geberit One toilet



6. Top-mounted taps



3. Installations

1. AIR CONDITIONING AND HEATING

The air conditioning system uses the Daikin Altherma system for cooling, heating and hot water. Both under-floor heating air conditioning systems within the residences are controllable by area, and designed for maximum comfort and high energy-efficiency for economical, clean energy low consumption. The system includes Climaver Neto supply air and return ducts through linear grilles.

2. LIGHTING, ELECTRICITY AND TELECOMMUNICATIONS

The level of electrification is optimised for the power required for each property, and the system has the circuits and general protection panels necessary to comply with Low-Voltage Electrotechnical Regulations.

There is telecommunications access for incorporating cable and digital TV, with facilities for broadband and fibre optics for TV and telephone connection points. All lighting uses LED technology, adapted to each room and integrated into the decoration, with recessed spotlights and strip lighting to create indirect lighting play.

3. VIDEO DOOR ENTRY SYSTEM

There will be a video door-entry system with camera, connected to the security lodge at the entrance to the complex.

4. REMOTE GARAGE ENTRY

There is the possibility of controlling garage entry from an easy-to-use app.

5. FIRE PROTECTION SYSTEM

The fire protection system is designed and fitted in accordance with Technical Building Standards includes fire hydrants, and includes a complete set of fire-fighting equipment secured to the wall and connected to the water supply, as well as fire extinguishers placed in common areas and fixed fire detection equipment that enables automatic detection and location, and automatically activates the sequence of alarm plan.

6. GARAGES

All parking spaces will have smoke extraction with exterior vents and a system for incoming fresh air. There will be carbon monoxide detection equipment to activate the system and fire detection devices using optical detectors, both with an individualised control unit.

Ramps leading to the garages inside the complex will be finished with concrete cobbled blocks with a 'weathered' effect, laid in straight lines and perpendicular to traffic, with gently sloping gradients. They will provide access to the garages through automatic sectional doors by Hörmann, with remote control and the possibility of operating them through a Smartphone. For safety, they will have lateral presence detectors (see ref 3).

7. LIFTS BY THYSSENKRUPP

The electric lifts are by Thyssen, model Synergy 200, with capacity for 11 people and 825 Kg. of nominal load. They will have the necessary dimensions for users with reduced mobility and will have customised cabin interiors.



2. Recessed lights



3. Hormann garage door

4. Common areas & Leisure Club



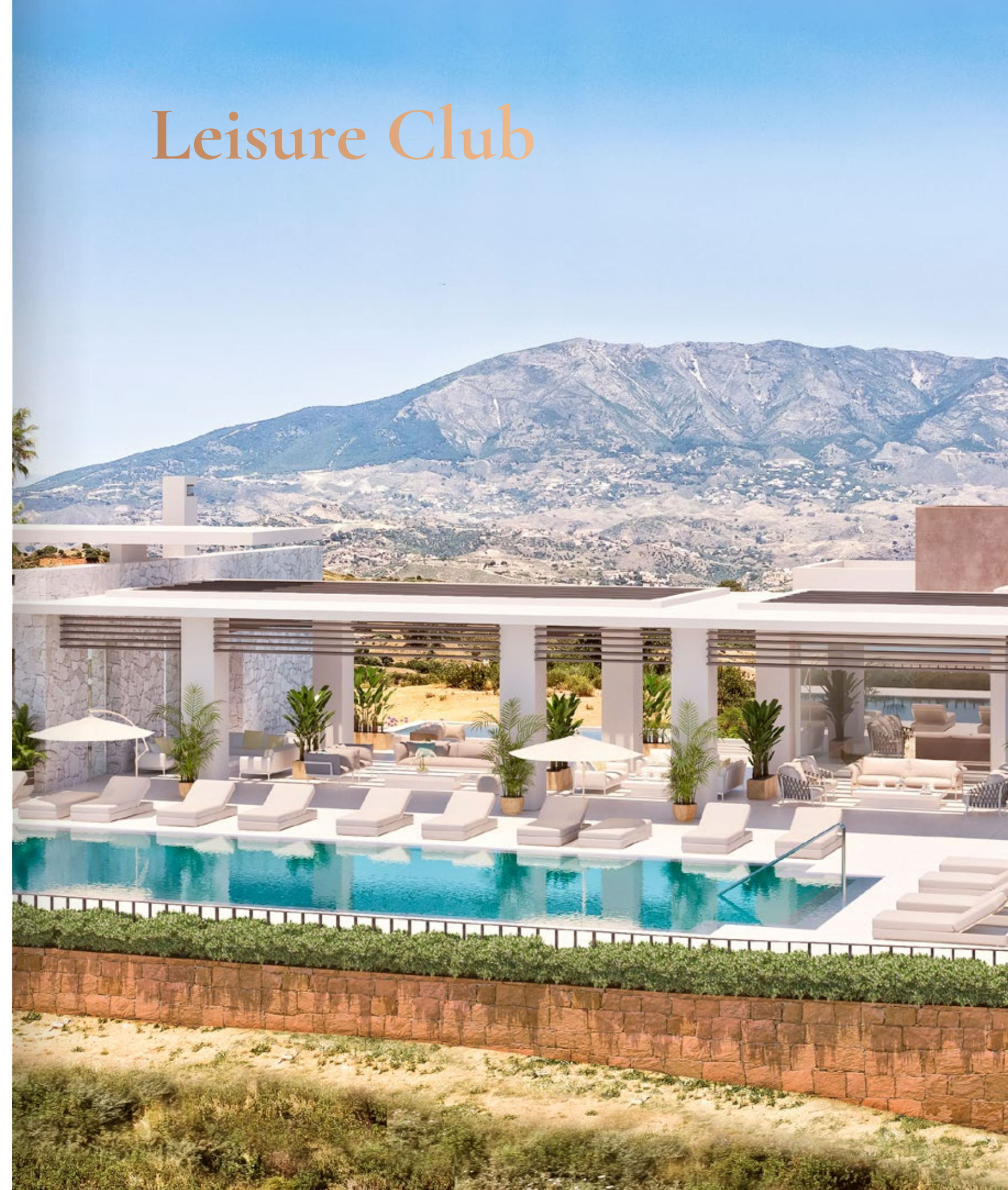
The complex is entirely enclosed using different types of fencing depending on the terrain, so as to blend in with the natural surroundings. A security lodge at the main entrance to Ocean View provides a 24-hour monitoring service connected to a security company, and each building is accessed through a security door with video door-entry system.

Pedestrian paths through the gardens, with a coloured manually stamped concrete finish, and the exterior lighting operates with an automatic sensor

that self-regulates according to the natural light, to save energy while also providing security. There is also lighting along the walking paths, with low vertical water-tight beacons, and water-tight light projected on to the higher vegetation. An automatic watering system activated per sector operates with the frequency required for each type of plant.

The Leisure Club will feature an outdoor heated pool of 25x7m, surrounded by porcelain stoneware non-slip large format tiles by Laminan, with a floating tile-laying system.

Leisure Club



5. Meet the team

THE PEOPLE BEHIND OCEAN VIEW



SASCHA FALK
Developer



TONY PARRADO
General Manager



SALES TEAM
Marketing, administration & sales

A FRD GROUP DEVELOPMENT



OCEAN VIEW

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