

*Be Seven*

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**quality specifications**

BeSeven is the third villa development project by Allegra Realty in the renowned "Cortijo Blanco" urbanization of Marbella, located in a unique and privileged environment where you have within walking distance, among other things, the sea with its promenade and diverse gastronomic offerings, San Pedro de Alcántara town center, and the famous Puerto Banús.

It consists of 7 exclusive villas organized in a closed residential complex, featuring carefully designed architectural elements and excellent features. For its design, Allegra R. has collaborated with a selection of the best professionals of renowned prestige in Marbella: architects, interior designers, landscapers, as well as engineers from various disciplines who have meticulously crafted every detail of this new project.

Its architecture follows contemporary criteria based on classic lines of great elegance, integrated into its surroundings, with a combination of materials and finishes that have been carefully studied for each area or room of the house.

This Quality Specifications document specifies all construction details, equipment, as well as the excellent features of the facilities, all of which are from top international brands. Among others, we have special collaborations with:

**illusion**

 **FANTINI**  
RUBINETTI



 **LUTRON**®

**bulthaup**  
marbella

BeSeven also benefits from a special collaboration with BANG & OLUFSEN for these 7 villas, aiming to provide a unique sound and visual experience in each home.

**B&O**

**BANG & OLUFSEN**

Finally, the decoration shown in the infographics has been designed by the prestigious Marbella-based interior design studio, STUDIODAVIAS.



## FINISHES

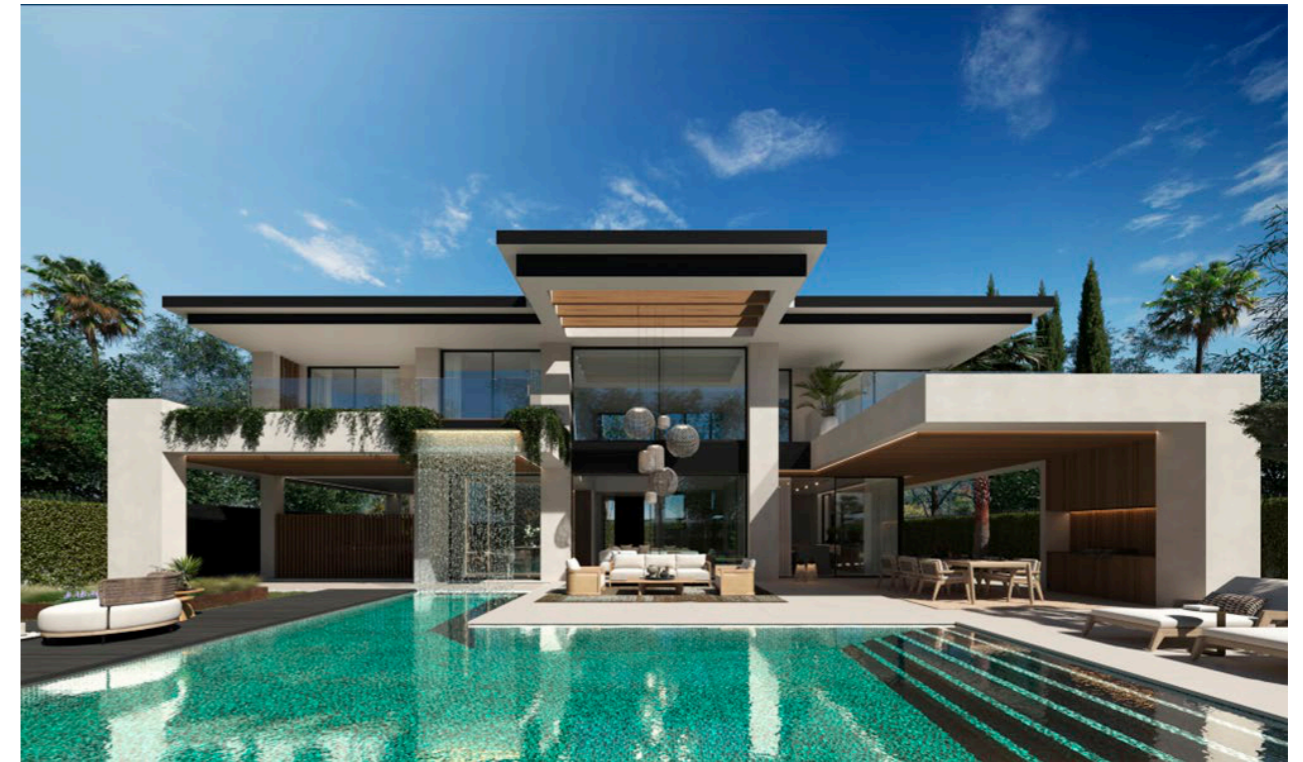
### EXTERIORS

The façades feature a combination of carefully studied finishes to achieve a harmonious and beautifully designed architecture:

- Mastered continuous cement mortar coating for façades, finished with high-quality exterior paint.
- Decorative tiling on the façade using Travertine-type ceramics.
- Terraces ceilings on the ground floor are covered with engineered wood.
- Engineered wood slat lattice for separating the parking area from the garden zone.

### INTERIORS

- Walls and ceilings are constructed using drywall systems and painted.
- In bathrooms, moisture-resistant drywall partitions with finishes combining tiling and paint.



Façade facing the garden of the villa.



View of the living-dining room.



Entrance façade of the residence.



## FLOORING

### INTERIOR

- Large-format porcelain tile (120x120 cm), COSMOPOLITA SAND 120X120 model, is used throughout all floors of the residence.
- In the bathrooms, the same flooring as in the rest of the house is used, COSMOPOLITA SAND in 120x120 cm format, with an anti-slip treatment in the shower area.

### EXTERIOR

- The same format and model used indoors, COSMOPOLITA SAND 120x120 cm with an anti-slip treatment, are employed on the terraces and pool bar, creating a sense of continuity with the interior spaces of the residence.
- Synthetic decking is installed for sun loungers by the outdoor pool.
- The parking area will be paved with cobblestones matching the common roadway of the community.
- Large-format pieces are laid in the garden to create a pathway from the pedestrian entrance of the residence to the ground floor terraces.



Dining room view.



COSMOPOLITA SAND 120x120 cm



Decorative detail in the multipurpose room of the basement.



## WOOD CARPENTRY

### ENTRANCE DOOR

- Armored entrance door to the residence with a pass-through wooden leaf treated for exterior use and a concealed pivot system with a displacement axis.

### INTERIOR PASSAGE DOORS

- Passage doors measuring 82.5 cm wide, from floor to ceiling, with casing on the side jambs. Comprised of MDF board with lacquered finish, coordinated with the wardrobes, featuring hidden hinges and a magnetic latch, brushed steel handle, with locking mechanism in bedrooms and bathrooms.

### WARDROBES AND DRESSING ROOMS

- In the master bedroom, DICA dressing room with LED lighting and functional layout made of laminated board finished in WALNUT on backs, NUDE on the rest of the interiors and drawers, and glass shelves.
- In bedrooms 2, 3, and 4, DICA wardrobes with a functional layout made of laminated board finished in textile effect TWEED on backs, NUDE on the rest of the interiors, shelves, drawers, and doors.
- In the entrance hallway, DICA wardrobe with laminated board finished in textile effect TWEED on backs, NUDE on the rest of the interiors, shelves, drawers, and doors. Adjacent to the wardrobe, a console for keys and mail with the same NUDE finish.



Master bedroom dressing room.

## METAL JOINERY

### ALUMINUM JOINERY

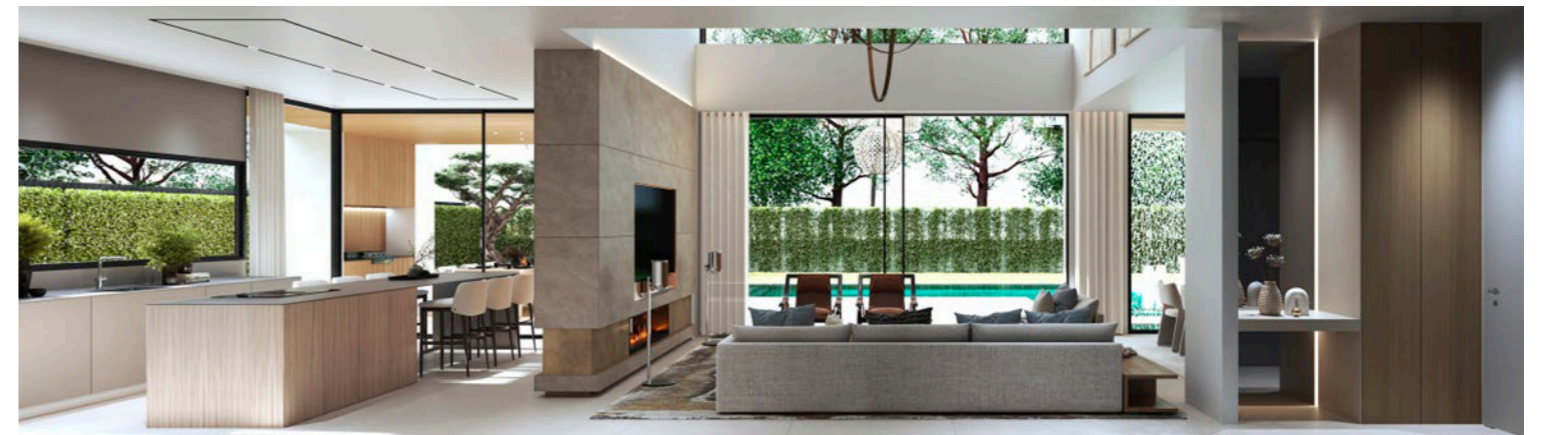
- Aluminum joinery by TECHNAL LUMEAL series, or similar, with proven experience and reliability. Minimalist profile with thermal break and double glazing using laminated glass like GUARDIANSUN or equivalent.

### RAILINGS

- 8+8 mm laminated glass railings in Glass U System, or similar, on first-floor terraces.
- 8+8 mm laminated glass railings with buF on fixings on stair edges.

### VEHICLE ACCESS AND PEDESTRIAN ENTRANCE DOOR

- Metal access doors for vehicle and pedestrian entry to the property, either swing or sliding as appropriate.
- Automatic opening system synchronized with the home's access control and video intercom.



Images of TECHNAL LUMEAL sliding windows in the kitchen, living room, and dining room.





## BATHROOMS

### TILING

- In the master bathroom, the shower area is tiled with COSMOPOLITA SAND porcelain material from floor to ceiling.
- In the secondary bathrooms, the main front and shower area are tiled with COSMOPOLITA SAND porcelain material from floor to ceiling.
- COSMOPOLITA SAND is also used in the wet area (shower) from floor to ceiling.
- In the guest toilet, the main wall will be tiled with SENA porcelain from floor to ceiling.

### FURNITURE

- In the master bathroom, there is a MOMA RUSTEEL porcelain countertop with a 20cm apron and a double over-mount sink model ACEREDO in metallic black PVD, on a vanity unit with lower backlit drawers, creating an elegant contrast of tones.
- In the secondary bathrooms, the countertops are made of COSMOPOLITA SAND porcelain with an over-mount sink model ACEREDO in metallic black PVD, on a vanity unit with lower backlit drawers.
- In the guest toilet, there is a pedestal sink in Gray Cement color.
- Rectangular mirrors in all bathrooms, except in the guest toilet, which will be round. All of them feature perimeter backlighting and are controlled by home automation for turning on/off.

### BATHROOM SHOWER ENCLOSURES

- In the master bathroom, the shower enclosure will be the SPACE model extending to the ceiling.
- In the secondary bathrooms, the shower enclosure will be the SLIM fixed + sliding model with brushed stainless steel framing.



Master bathroom design.

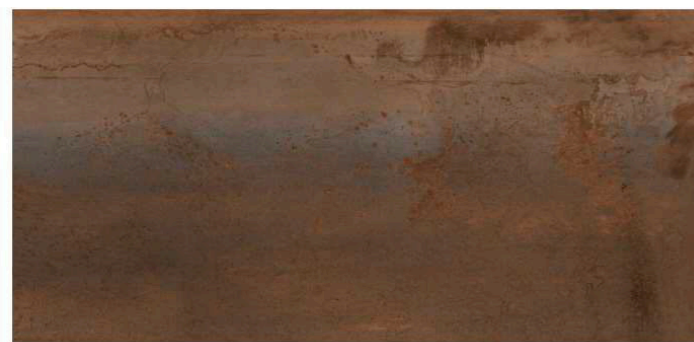


Image of MOMA RUSTEEL countertop material in the master bathroom

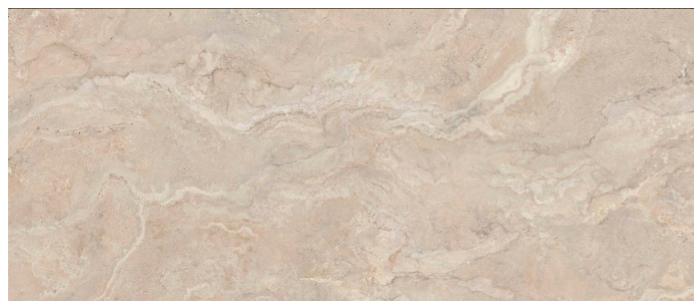


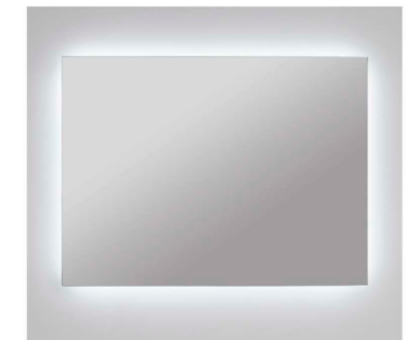
Image of SENA tiling material in the guest toilet



Guest toilet sink



ACEREDO sink in metallic black PVD.



Representation of backlit mirror.

## BATHROOMS

### MASTER BATHROOM FIXTURES

- All faucets are from the MINT collecĆon by FANTINI RUBINETTI, finished in DEEP BLACK PVD.
- In the master bathroom, the faucet for the sink is a deck-mounted style.
- For showers, a built-in thermostaĆc shower set is used, featuring a handheld showerhead and a square ceiling-mounted fixed showerhead.

### SECONDARY BATHROOM FIXTURES

- All faucets are from the MINT collecĆon by FANTINI RUBINETTI in their brushed stainless steel finish.
- The sink faucet will be wall-mounted, with a spout and separate control handle.
- For showers, a built-in thermostaĆc shower set is used, featuring a handheld showerhead and a square wall-mounted fixed showerhead.

### GUEST TOILET FAUCET

- The sink faucet will be wall-mounted, with a spout and separate control handle from the NOSTROMO SMALL collecĆon by FANTINI, in brushed stainless steel finish.



FANTINI MINT Serie  
Countertop mounted



FANTINI MINT Serie  
Wall mounted

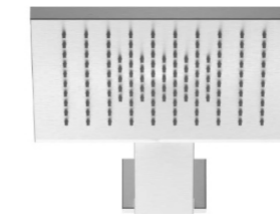


FANTINI Serie MINT  
Shower head

FANTINI MINT Serie  
Ceiling showerhead



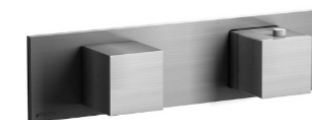
FANTINI MINT Serie  
Handheld showerhead



FANTINI MINT Serie  
Wall showerhead



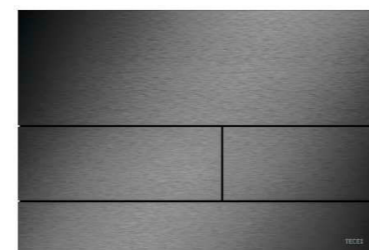
FANTINI NOSTROMO SMALL Serie  
Wall-mounted faucet



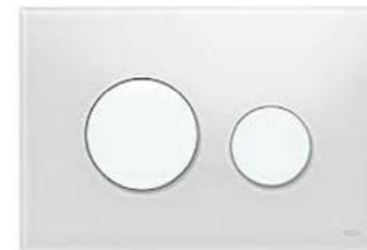
FANTINI MINT Serie  
Control handle



FANTINI MINT Serie  
Wall-mounted faucet



TECESQUARE flush buF on  
for master bathroom



TECELOOP push buF on  
secondary bathrooms

### BATHROOM SANITARY WARE

- Wall-hung toilet by DURAVIT, model ME BY STARCK with concealed tank.
- Dual flush toilet actuator plate, TECE brand, model TECESQUARE in the master bathroom.
- Dual flush toilet actuator plate, TECE brand, model TECELOOP in the secondary bathrooms.





## KITCHEN

BULHAUP Kitchen, a company specialized in applying genuine, high-quality materials to its kitchen systems, chosen for their suitability for use, durability, and authenticity, while also considering ecology and harmony between materials and colors.

The BULHAUP B3 series is selected for its optimization of spaces, which increases functionality in all areas of the kitchen, making it easy and functional to use.

The BULHAUP b3 carcass is made of high-quality triple-layer board coated with silver gray melamine (1.6 mm thickness). The sides and bases are glued and riveted multiple times. The surfaces are highly resistant to heat and moisture, antistatic, and insensitive to typical household tasks. The edges of the carcasses are made of silver gray material.

Countertops are 1 cm thick BULHAUP laminate, which is extraordinarily resistant and durable. Its calm and minimalist aesthetics translate into a visually and tactilely sensual experience. The fronts, countertops, and monoblocks appear sculpted from a single piece.

The kitchen is equipped with **\*\*SIEMENS STUDIOLINE\*\*** appliances, high-performance appliances with a contemporary design that offer a 10-year warranty on all of them.

- Integrated refrigerator, 60cm, KI81FHOD0
- Integrated freezer, 60cm, GI81NHNE0
- Induction hob with integrated extractor, 80cm, ED877HQ25E
- Multifunction oven, 60cm
- Microwave oven, 60cm, BF922R1B1
- Dishwasher, 60cm, SN63H800BE
- Washing machine, 10kg load capacity, 1.600rpm, WG56G2Z0ES
- HANS GROHE TALIS M54 stainless steel faucet



# bulthaupt marbella



Kitchen images.



## FACILITIES

### ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installation according to R.E.B.T. with main panel in technical room on basement level.
- Design-oriented mechanisms and switches in line with the architecture, offering great flexibility and functionality.
- DTT antenna, TV sockets, and RJ-45 internet sockets for digital platforms.
- Wi-Fi installation throughout the house, with signal repeater on each floor and outdoor terrace on the ground floor.
- Communications rack in technical room on basement level.

### VIDEO INTERCOM. ACCESS CONTROL SYSTEM

- Community video intercom module at entrance gate to road.
- Individual modular IP video intercom with 1 call button on exterior of each residence.
- IP Indoor console with touchscreen for Wi-Fi IP video intercoms.

### AIR CONDITIONING, HEATING, AND VENTILATION

- Air conditioning throughout the house with heat pump and duct system, independently controlled by room with AIRZONE integration into home automation. Main rooms feature distribution through integrated linear diffusers in the home's architecture and grilles according to room type.
- Underfloor heating on ground and first floors, using aerothermal system, except in all bathrooms where electric underfloor heating will be used. Integrated control system in home automation with independent thermostats for each zone.
- Mechanical ventilation with duct system and extractors ensuring optimal indoor air quality in compliance with the Building Technical Code DB-HS3.

### WATER SUPPLY, DOMESTIC HOT WATER (DHW), AND IRRIGATION

- Water supply in the house via a 1,000-liter tank and pressure group.
- DHW production using aerothermal system.
- Irrigation supply system with 3,000-liter tank and pressure pump.
- Water treatment system with salt-based water softener.

### LIGHTING

- Neutral lighting design ensuring proper illumination of each room, using dimmable luminaires where applicable to create lighting scenes integrated into home automation.

### ELEVATOR

- Elevator with 3 stops for 4 people and disabled access, running from basement to first floor.

### ELECTRIC VEHICLE CHARGING POINTS

- Electric vehicle charging point in parking area.



Entrance façade of the residence.



Outdoor entertainment area in the garden.



## FACILITIES

### HOME AUTOMATION SYSTEM (CONTROL SYSTEM)

- Home automation system designed by ILLUSION with LUTRON equipment for air conditioning/heating, sound, and lighting control.
- Control is managed via stylish and customizable controllers within the home, as well as through mobile devices using LUTRON CONNECT or similar, compatible with Android or Apple, and with voice home control systems from Amazon, Google, and others.

### BANG & OLUFSEN SOUND SYSTEM

- Integrated sound system integrated into home automation with zone control in master bedroom and bathroom, living room, kitchen, pool bar, and garden.

# illusion



BANG & OLUFSEN



Possible interior design for the multi-purpose area in the basement.

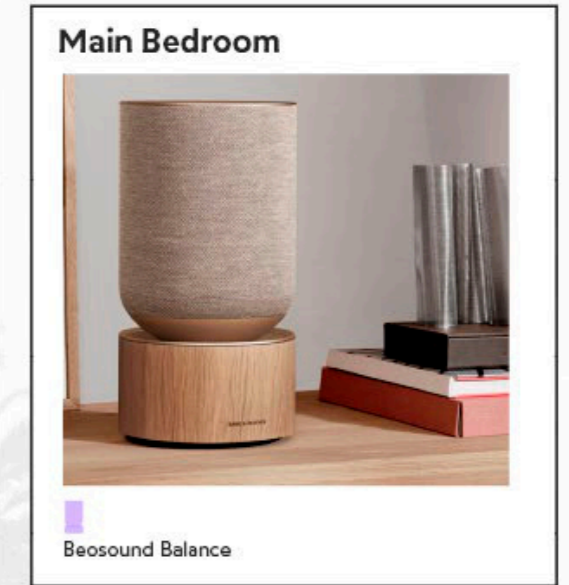


## BANG & OLUFSEN AUDIOVISUAL SYSTEM

The residences in the BeSeven development come equipped with televisions and speakers from the prestigious brand Bang & Olufsen:

- Living Room: 77" BEOVISION THEATRE television with OAK finish and BEOLAB 8 floor stand speakers.
- Kitchen: BEOVISION CONTOUR 48" television with soundbar.
- Master Bedroom: Decorative speaker BEOSOUND BALANCE with NATURAL OAK finish.
- Master Bathroom: CELESTIAL STEREO speaker.
- Garden and Terrace: BEOSOUND BOLLARD speakers.
- Intelligent control with BEOREMOTE HALO remote that integrates B&O equipment with Lutron home automation.

**B&O**  
BANG & OLUFSEN



**Control Elements**

Beoremove One BT

Control your music and multimedia content with an ingenious remote control, so everything sounds perfect just the way you want.

Beoremove One is the convenient remote control for your entire Bang & Olufsen system. Completely programmable for your specific needs. It's your remote control: it has to be your rules.

Beoremove Halo

Beoremove Halo gives you all the convenience of a simple user interface to control your Bang & Olufsen music system. As you approach Beoremove Halo, the screen lights up and offers you to press its single button to select your music. There is no need to take your mobile device out of your pocket in search of the right app to get started.





## OUTDOORS

### GARDENS AND IRRIGATION

- Landscaping according to landscaping project and existing tree planing.
- Zone-based automatic irrigation system with sprinklers on the lawn and drip irrigation in landscaped areas. 3,000-liter water tank.

### PRIVATE ROAD AND PARKING

- Private gated road with community gate providing access to the residences.
- Access to each residence with pedestrian and vehicle gates.
- Covered parking on the ground floor for two vehicles with electric car charger.

### POOL-BAR

- A covered recreation area with pre-installation for a kitchen/bar is planned on the ground floor terrace next to the pool.

### SWIMMING POOL

- Swimming pool of approximately 55m<sup>2</sup>, connecting the house with the garden, in an L-shape extending to the dining balcony with two different depths for swimming and relaxation. Crossed by garden steps connecting it to the Pool-Bar, it features a waterfall from the first-floor terrace forming a water curtain between the pool and the dining area.
- Areas with DECK-like finish at one end of the pool for loungers or other furniture.

### OUTDOOR LIGHTING

- Exterior lighting throughout the residence with bollards, spotlights, and wall lamps integrated into the home's lighting and home automation system.

### SECURITY SYSTEM

- Comprehensive security project for the entire development.
- Residences will be equipped with a bidirectional microprocessed alarm control panel with total or partial programming, alarm receiving center, GPRS, and IP module. Presence sensors in all rooms and a siren.
- Arming and disarming the alarm will be integrated into the home automation system and can be operated from the keypad in the residence or the app.
- The alarm system also includes a flood sensor in utility rooms.
- A CCTV system with 7/3" SONY color CCD cameras with high-power IR LEDs, connected to a digital recorder, will be installed around the perimeter of the development and at the entrances to the community road.



View of the swimming pool and waterfall.



Poolside leisure areas.



## OPTIONAL

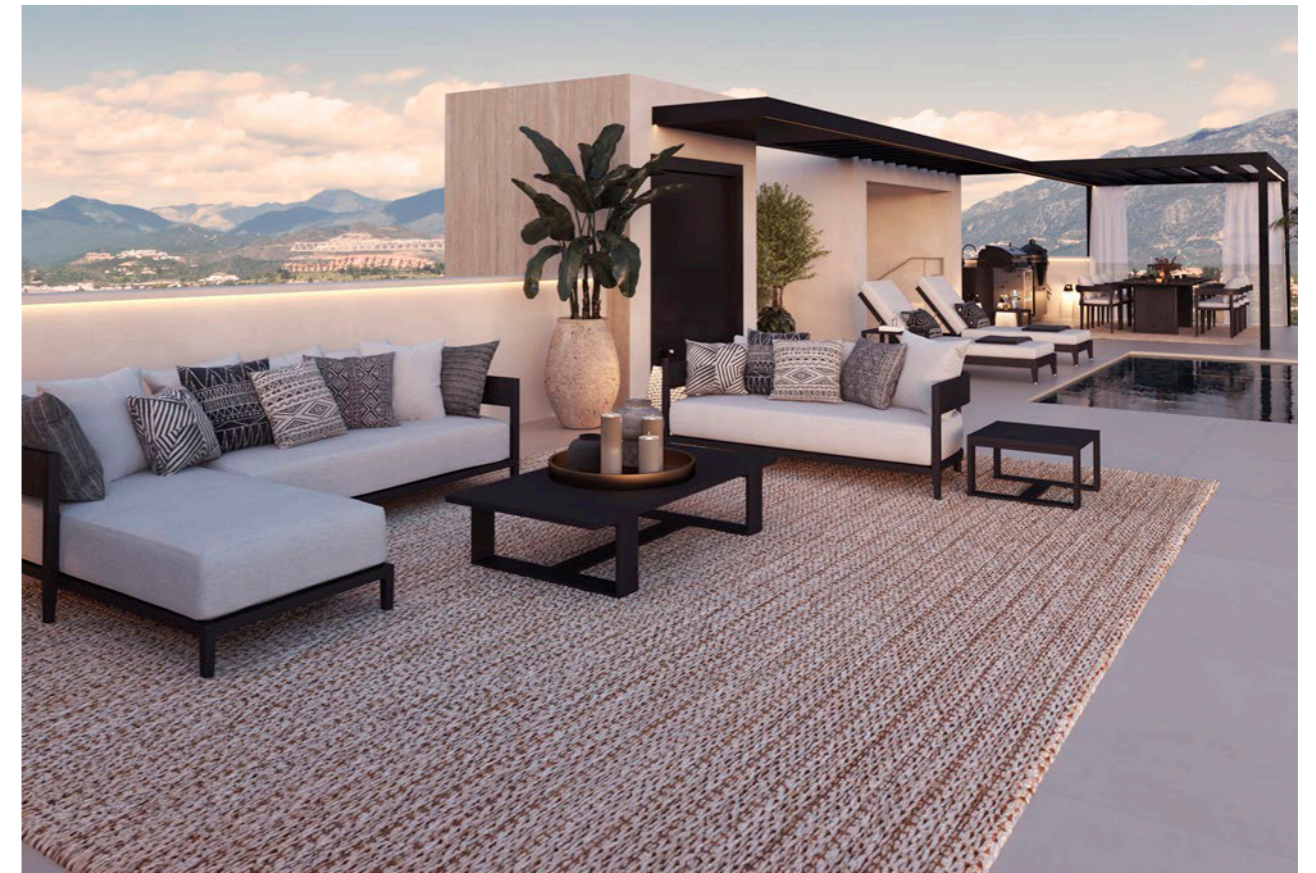
### SOLARIUM

- Access to the solarium via the full staircase core and elevator, integrating it as an additional floor of the residence.
- The final stretch of the staircase will be open to the exterior through large openings in the facade enclosure.
- Glass railings on the terrace front to maximize views of the landscaped area.
- Pergolas on the rooftop at the elevator landing and stairs, and in the kitchen/barbecue area.
- Facilities for outdoor kitchen and/or barbecue, lighting, and power outlets.
- Ground-level pool with perimeter bench overlooking the garden, approximately 16m2 in size.
- Entertainment area for sun loungers or terrace furniture with garden views.

### INTERIOR DESIGN

*BeSeven by Marein* has been meticulously designed by the interior design studio **STUDIO-DAVIAS** to meet the needs of all clients. This option represents an excellent opportunity to plan the interior design and decoration of the villa.

The designs of the infographics created by **STUDIO-DAVIAS** that are not specified in this quality report are not included in the price of the property (e.g., the Pool Bar kitchen, the laundry, the cellar, etc.).



Solarium, optional decoration proposal.



Solarium, optional decoration proposal.



Solarium, optional decoration proposal.





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