IIS

Valle Romano

Innovation · Segurity

Design · Sustainability



65 YEARS BUILDING QUALITY

2 OUR DEVELOPMENTS


Estepona


Madrid


Valencia


Sevilla


Barcelona


Las Palmas


La Coruña


Asturias


Málaga


Córdoba

3 SURROUND



In the town of Estepona (Malaga province) and in the heart of the Costa del Sol stands **Habitat Valle Romano**, a fully-comprehensive resort set in an unparalleled natural environment where the sea, the mountain, golf and all the services provided by Estepona will be your new neighbours.

An excellent communication with the Mediterranean highway, connecting with Marbella in 10 minutes and only 45 minutes away from Malaga Airport.

The immediate surroundings offer a wide range of services including yachting port, golf, education, health and leisure facilities, excellent beaches and the **best gastronomic selection** on the Costa del Sol.

4 VALLE ROMANO





Habitat Valle Romano has been designed by Alberro Arquitectos, who have enshrined in the development the elegance, modernity and functionality of a **contemporary** design at your fingertips.

The apartments are provided with the best qualities and finishings, as well as an **excellent energy efficient system.**



5 GENERAL DESCRIPTION







Exclusive gated community comprising of 115 spacious homes and spectacular penthouses of 2, 3 & 4 bedrooms with garage, storage room, large terraces and private gardens on ground floor apartments, set in an unparalleled natural environment and spectacular views to the sea and the mountain.

The apartments have been designed down to the last detail for maximum enjoyment. An "Open Space" concept where functionality and its fabulous south orientation where light is the main feature.

6 COMMON AREAS





The detailed project incorporates **excellent common areas** comprising of two swimming pools for adults and children, gymnasium and clubhouse surrounded by beautiful landscaped gardens that will make health, leisure and well-being your new way of life.



7 INTERIORS



Each apartment has been designed in detail, optimised to provide spacious rooms with first-class quality finishes inside.

All of them are fitted with large windows connecting to spacious terraces to enjoy the best views and where natural light is the feature.

7 INTERIORS









8 STANDARD



DESIGN, INNOVATION, SUSTAINABILITY

In Habitat Real Estate we design modern, innovative and sustainable homes in accordance with our Product Manual, controlled by external **Bodies and Laboratories** which certify their **Quality**

The Product and Innovation Department constantly research and analyse emerging technologies and systems to improve the **quality, efficiency** and respect for the **environment.**

Furthermore, we offer a **Tailor-made Program** allowing our customers to adapt their home to their taste maintaining our quality, Habitat Standard.

DESIGN

Orderly, modern and functional homes

INNOVATION

Incorporating new household technologies.

SUSTAINABILITY

Use of economical, sustainable and environmentally friendly energies.

SECURITY

Our developments comply with all the security requirements specified by current legislation.



9 BUILDING SPECIFICATIONS

STRUCTURE AND FOUNDATION

Foundation, wall, pillars and reinforced concrete floors calculated and build according to current regulations.

The building control will be carried out by accredited specialised laboratories.

FAÇADES

Façade with traditional walls built with rendered bricks, thermal insulation and air chamber.

In the interior of the apartment the partition walls will be finished with laminated plasterboard.

The terrace protections will be brick walls or metallic railing with safety glass according to project. Aluminium carpentry with thermal break system. Aluminium Roller blinds in rooms according to project.

ROOF

The roof of the building conveniently insulated and waterproofed according to regulations.

The non-trafficable roof will have gravel finish and the crossable roof or terraces will be finished with suitable outdoor paving.

PORTALS, LOBBIES AND STAIRS

The portals, lobbies and stairs will be finished combining various materials in walls and flooring according to Project Management design. Decorative mirror in portal.

LIFTS

Lift with stop in apartments floors, ground floor and basement according to project.

FLOORING

Ceramic flooring in kitchen and wet rooms. In the rest of the apartment laminated or ceramic flooring according to project.

Private use terraces finished in ceramic flooring suitable for outdoor.

SUSPENDED CEILINGS

Continuous suspended ceiling in the lobbies, hallways, kitchen and bathrooms except where a utility box is required.

KITCHEN

Wall covering with smooth wall finish emulsion paint. Quartz compact worktop.

Kitchen equipped with upper and lower units. Stainless steel sink.

Induction cooker, electric oven, microwave and extractor hood.

BATHROOMS

Ceramic toilet enamelled in white colour. Monoblock mixer taps chrome finish. Porcelain shower tray in master bathroom.

Enamelled bathtub in guest bathroom. Mirror in master and guest bedroom.

INTERIOR CARPENTRY

Security entrance door to the apartment, panelled, with security lock, outdoor chrome doorknob and spyhole. Interior doors white lacquered. Metallic door handles. Fitted cupboards monoblock type in bedrooms, with white lacquered doors, with shelves and hanging bar.

PARTITION WALLS

The partition walls that divide the apartments will comply with current regulations regarding acoustic insulation between properties.

The interior partitions between the various rooms will be made with partition walls with galvanized steel profile frames insulated inside and finished on both sided with laminated plasterboard.

PLUMBING

Plumbing installations according to current regulations. Stopcock valves in each wet room and general stopcock in apartment.

AUDIOVISUALS AND COMMUNICATIONS

For the installations of outlets in the apartment the current telecommunications regulations requirements shall be followed. Video intercom system with camera at access to the development and electronic intercom in each portal

Video intercom system with camera at access to the development.

ELECTRICITY

Electrical protection box and control in apartment's lobby in compliance with the Low Voltage Electro technical Directive (LVD). Built-in installation and protected with corrugated tube. Independent circuits for lighting, air conditioning and household appliances according to LVD.

GARAGE

Polished concrete flooring. Garage door equipped with anti-crushing safety device. Ventilation through ventilation ducts.

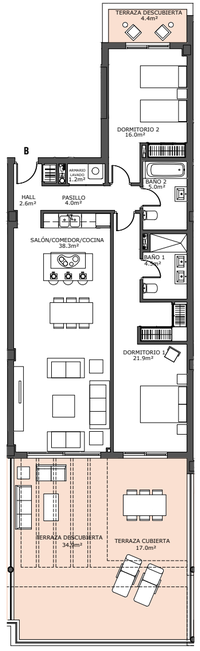
CO detection, fire detection and alarm system according to regulations requirements.

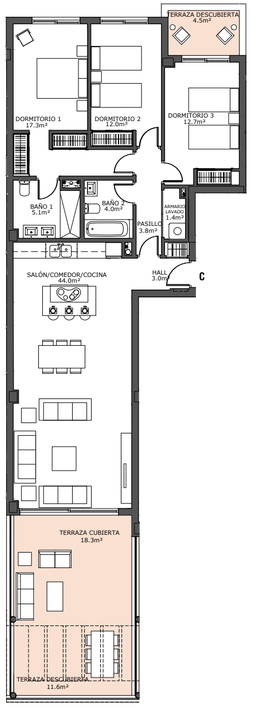
Pre-installation for EV charger according to current regulations requirements.

Promociones Habitat reserves the right to make, during the execution of the building, the necessary modifications it may consider on the aforementioned building specifications, due to technical, legal, commercial or availability requirements, in no case will this represent a reduction on the planned qualities, V0 November 2018

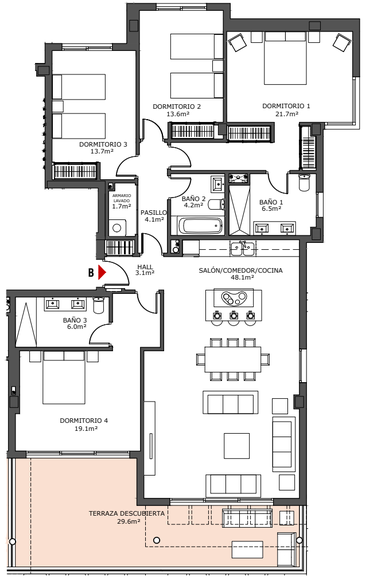
10 PLAN TYPE

2 bedroom





3 & 4 bedroom




IIS