



Jardines de Iberis

New Project of
6 Villas for sale in Cabopino



Luxury Living in Marbella

IBERIS CONSTRUCT

is a subsidiary of an international construction group active in the villa construction in Southern and Western Europe, with over 30 years' experience.

With its head office for Spain in Marbella she offers an ideal base for its scope to the whole Costa del Sol.

The core activities of **IBERIS CONSTRUCT** consists of the construction of high quality contemporary villas. From the design, in consultation with the client, up to the full finish everything happens as much as possible in-house. In this way they assure the customer a high quality level in all areas.

The group around **IBERIS CONSTRUCT** has a long tradition in the villa building in southern Europe, for example, numerous references at the Côte d'Azur France and of course at the Costa del Sol. Hence **IBERIS CONSTRUCT** wears integrity and accuracy of paramount importance. This means clear construction contracts, correct plans and clear cost estimates.

By using sustainable materials a realization of **IBERIS CONSTRUCT** gives added value to your investment property in term. **IBERIS CONSTRUCT** excels in the strongly driven prefabrication of building components in both concrete and steel, which only leads to perfect and high quality end results with large free spaces without columns to enjoy the finest views to the fullest. These elements are produced in its own factories in Belgium, France and Germany.

IBERIS CONSTRUCT has always been a forerunner in the latest building techniques. They are the first on the

Costa del Sol with the application of the highest quality in the field of insulation, energy and living quality. In this area **IBERIS CONSTRUCT** achieves the A-label already for decades. Since June 2013 this EPC standard also applies in Spain. By using the highest quality materials combined with the most economical and most profitable techniques, such as solar energy, heat pumps with efficiency up to 700% and thermo coupling on aeration and venting. This combined with the complete construction of "Thermo Walls" (insulated concrete walls) results in achieving the lowest power consumption and maximum comfort.

Besides building with the most modern materials, we advise the customer about the latest techniques. Our project managers and interior designers offer our customers advice on existing and extensive choices of finishing.

This project, **JARDINES DE IBERIS**, will also be one of our numerous reference projects!





Jardines de Iberis

Discover our exclusive new project for 2015



On a unique quite location, just not swallowed by the busy coast, this spectacular development will take your breath away. Style, design, quality and YOU are the cornerstones on which Iberis Projects has based the Jardines de Iberis experience.

The lovely single family homes of Jardines de Iberis bear the mark of exceptional style – just like those who call this remarkable community “home.” Located in an incredible, breathtaking setting offering you exceptional views over the golf onto the Mediterranean, north Africa and the port of Cabopino.

Jardines de Iberis is a modern designer project of 6 luxury villas which perfectly reflects our passion for modern construction. From its contemporary styled architecture, the thoughtful interior appointments and innovative, spacious floor plans feature 3 to 5 bedroom ensuite alternatives, walking dressing rooms, spacious lounges, fully equipped kitchens and infinity pool.

These villas are designed, developed and build by a Belgian construction company with more than 15 years’ experience on the Costa del Sol.

Iberis Projects
Village 2

Iberis Projects
Jardines de
Iberis

Puerto de
Cabopino

Puerto
Deportivo de
Cabo Pino

Dunas de Arrola
o Cabopino



IBERIS 1A



1311.35 m²



4



10 x 4



514 m²



4



2



IBERIS 1B



1311.35 m²



4



10 x 4



459 m²



4



2



IBERIS 1C



1311.35 m²



5



10 x 4



478 m²



5



2



IBERIS 2



1133.37 m²



4



10 x 4



416 m²



4



2







IBERIS 3



1116.47 m²



4



10 x 4



359 m²



4



2



IBERIS 4



1124.60 m²



4



10 x 4



343 m²



4



2



IBERIS 5



1088.40 m²



4



10 x 4



426 m²



4



2



IBERIS 6



1006.52 m²



3



10 x 4



301 m²



3



2

TECHNICAL DESCRIPTION

STRUCTURAL WORK

A concrete insulated structure is mounted on the foundations and reinforced concrete plate as calculated with the data of the ground study and engineer's office, filled with insulated walls of the type THERMOWALL* (= Very high grade in compliance with the latest European insulation values and with a minimum wall thickness of 37 cm)

ISOLATION

The entire villa is equipped with both acoustic and thermal insulation and this according to the latest European directives. EPN standards. For example: Roof insulation 18cm, RECTICEL EUROTHANE BI-3

OUTSIDE FILLING

The outside filling is of type 'MONOCAPA' and is mass-colored and the customer will have the choice off colors as supplied by the manufacturer.

INSIDE FILLING / PAINTING

The insulated walls are of plaster foreseen to be paint ready. The ceilings are made of metal stud and feature matching drywall including the necessary techniques such as air conditioning, electricity, ventilation and other techniques are applied.

FLOORS AND TILES

The customer has the choice from a large range of quality marble, tiles, parquet, epoxy cement, according to the predefined customer requirements. For the basement and the parking a polished concrete is provided.

Standard: PORCELANOSA.

ROOF

The flat roofs are provided with a polyurethane insulating layer of 18 cm thick. If finish is roofing with multiply layers provided. For sloping roofs, is a wooden impregnated roof construction provided may or may not be left visible on the inside, between which the required insulation, 20 cm rockwool, is applied upon which the clay roof tiles will be fitted with a choice of colors for you to choose from. Standard: WIENERBERGER

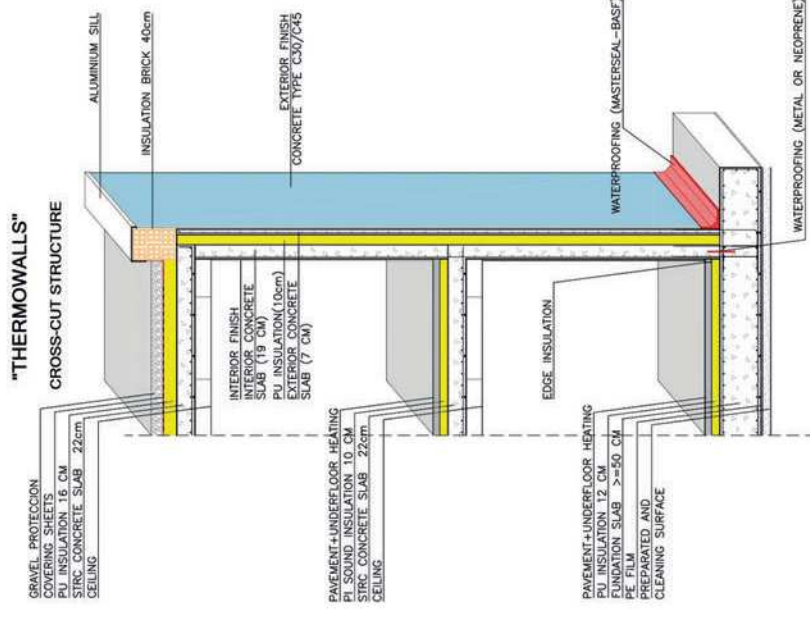
WINDOWS AND EXTERIOR DOORS

All windows and doors are fitted with safety, solar control and selfcleaning thermal glass. The windows, provided with shutters (RENSON, WILLEMS), are thermally insulated and equipped with safety locks.

Standard: SCHUCCO Germany

INTERIOR DOORS / DRESSINGS

All doors are floor high and top quality, type according to the choice of the customer from the large collection



(TOTAL WIDTH OF THERMO-WALL = 36 CM)

LABEL:	very efficient			very inefficient		
	A++	A+	A	B	C	D
EL:	0.90 or less	0.81-0.73	0.71-1.08	1.08-1.30	1.31-1.60	1.61-2.00
						2.01-2.40
						2.41-2.90
						2.91 or more

of IBERIS INTERIOR. The dressings are carried out in the same quality and color.

SANITARY

All devices are of the brand *VILLEROY & BOCH, PHILIPPE STARCK* and *SHOCK*, this according to the wishes of the client to be determined at inception of the construction of your villa. The faucet is of the brand *GROHE*.

ELECTRICITY

Complete electrical equipment, automation are conducted in accordance with all applicable regulations. Plans in consultation with the customer and from the brand *BTICINO*.

Videophone with the necessary internal units and which is also connected with the main entrance. All the lights are LED lighting devices.

HEATING / AIR CONDITIONING

All rooms are equipped with individual AC-units to achieve maximum energy savings and a water based under floor heating system with heat pump.

Brand DAIKIN.

The entire villa is equipped with air heating and air cooling system according to the central pipe system with heat pumps. *DAIKIN type ALTHERMA.*

All rooms are individually operated.

The living room is equipped with a high end fireplace with gas or wood. (option)

ALARM

The is pre-installed for any subsequent installation of the alarm of choice.

KITCHEN

A fully equipped *SIEMATIC* kitchen, for a standard price of 20.000€, according to the wishes of the customer with

Gaggenau and Miele appliances are standard. (available with cappuccino machine, wine cooler, icemaker).

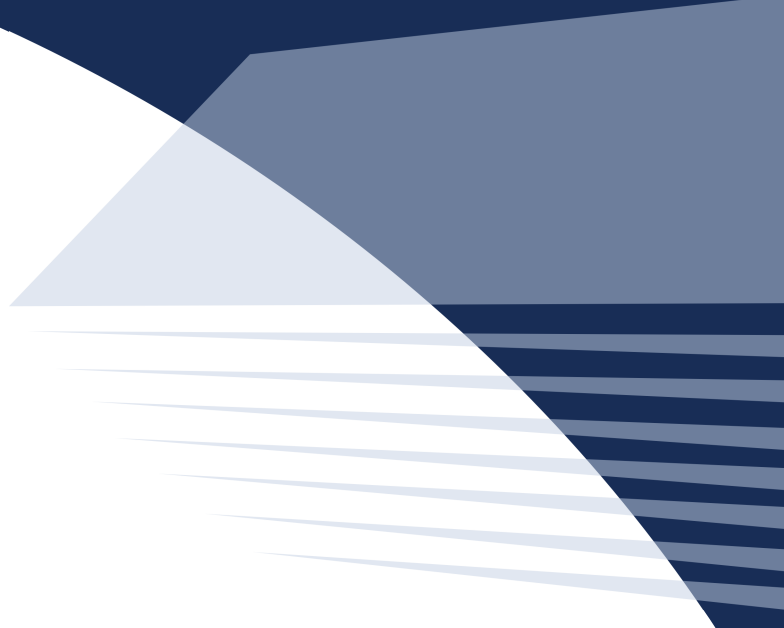
POOL

The pool as foreseen on the drawings, with a fully automatic technical installation is provided as well as the underwater lighting and with a basic solar panel heating.

GENERAL

A architecturally landscaped private garden.

All maintenance services during the warranty period will provided with the necessary guarantees.



SPECIFICATIONS

KITCHEN: SIEMATIC Type SC66

GAGGENAU

- Combi Steam oven serie 400
- Combi -Microwave serie 400
- Vario induction cooktop 90cm serie 400
- Ventilation: Wall-Mounted hood AW 400
- Vario Combi Refrigerator serie 200
- Dishwasher DF 460

BATHROOM 1-2-3 (-4)

TOILET

- Hanging toilet: PHILIPPE STARCK 3-white
- Toilet seat: STARCK / DURAVIT 3-white
- Suspension: - GEBERIT Sanbloc

SINK

- INBANI type Solid surface white
- Mirror VILLEROY & BOCH
- Faucet GROHE Metris

SHOWER

- Fix shower: GROHE - Raindance Air 26cm
- Hand shower: STARCK HG2

BATH

- VILLEROY & BOCH Oberon 170/75 white
- GROHE Metris

GUEST TOILET

- Hanging toilet STARCK
- Sink: Faucet GROHE Pura Vida

TILING

- all the colors are to be chosen by the client

GROUND FLOOR

- PORCELANOSA collection VENIS

TERRACES

- PORCELANOSA collection VENIS non-skid

FIRST FLOOR

Rooms:

- Parquet fullwood 18mm

Bathrooms:

- PORCELANOSA collection VENIS
- Wall tiles: PORCELANOSA type micro-cement

GARAGE/DRIVEWAY

- Polished concrete, ORMEGON ENPRESSA

AIRCO/HEATING

Air-conditioning

- DAIKIN with heat pump and canal system
- each space individually controlled

Floor heating

Ground floor

- Brand DAIKIN ALTHERMA with water tubes, type Thermoblock
- a return of 700%

Bathrooms:

- floor heating with low tension

The entire installation is with a double circuit with a GRUNDFOS pump.





SieMatic



BEGA
kreon



GLASS



HOT WATER

- DAIKIN thermoblock 250L/25 minutes
- an energy return of 700%

INSULATION

- PU-plates 8cm to 16cm - BASF & RECTICEL

WINDOWS

- Brand: SCHUCO / KAUWNEER -> Type Alu / AWS 65

Glass: SAINT GOBIN

- Type HR+ glass
- self cleaning
- solar control / type cool-lite
- anti burglary
- Climalit glass / double and triple glass type Climatop

DOORS

- Width: 83cm
- Height: storey high
- Type: smooth painted

GARAGE DOOR

- HORMANN: insulated, sectional with remote

BALUSTRADES

- Q-Rail: stainless steel inox 316

POOL

- Infinity pool either with MORTEX or with glass tiles: blue

POOLTECHNIQUES

- Filter: STARLINE with glass filter and automatic control
- Pump: STARLINE with a capacity of 16m³/h
- Lighting: 2x LED Aqua Light with remote and timer
- Control: Completely automatic
- Disinfection: RVS UV-C installation
- Ozonator: Blue Lagoon

ELECTRICITY

- Lighting: LED lighting PHILIPS
- Videophone FERMACC with 1 inside unit
- Plug connections and switches: LEGRAND, SIEMENS



IBERIS SERVICE

Here at Iberis Service we understand that owning a property in Spain while living in another country can bring some worries. We provide a range of property services on all Iberis' villas to ensure your villa stays in the best condition and offers you peace of mind while you are away. Our reliable and experienced homeware team will make sure that next to cleaning your property before each arrival and after every visit, continuously you house will be cleaned as well as the windows.

Once a week our professional and experienced Gardner will maintain and keep your garden green all year round. This also includes pool management; your pool will be cleaned and checked so each visit allows you to enjoy it all from the moment you arrive.

Our property inspection staff will do a visual inspection of interior and exterior after each maintenance. There will also be a check up on the property on a regular base to insure all electrical installations are functioning as it should such as the alarm.

At Iberis Service we offer a full range of benefits to all Iberis Villas owners. When you sign up to our Iberis Service, we assure you that we will take care of your home as if it were our own and this at very competitive prices.



IBERIS SERVICE







PARTNERS



**CONCRETE & STEEL
ENGINEERING**

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**QUALITY
CONTROL**



Genau. Richtig.

**TECHNICAL
ENGINEERING**



Ingenieur-AG