

BUILDING SPECIFICATIONS

RESIDENCIAL FUENTE LIRIOS

28 DWELLINGS, GARAGES AND SWIMMING POOL.

CALLE FUENTE DE LIRIOS, BENAHAIVIS. MALAGA

14 April 2025

FOUNDATIONS AND STRUCTURE

The foundations consist of isolated footings. In compliance with the provisions of the NCSE-02 Structural Code and the CTE (Technical Building Code), the structure consists of reinforced concrete pillars, slabs and waffle slabs.

MASONRY

The dwellings will meet current regulations governing energy efficiency compliance as per the CTE.

Separation between dwellings shall be by means of half-foot solid perforated brick, rendered on both sides and with an internal lining of laminated plasterboard with a self-supporting frame and a blanket of rock wool on both sides.

Interior partitions made of laminated plasterboard on a self-supporting frame.

External enclosures with a half-foot solid perforated brick sheet with external rendering, thermal insulation by means of projected polyurethane, laminated plasterboard lining with a self-supporting frame and rock wool insulation.

ROOFS

Inverted flat roofs with 8 cm thick thermal insulation.

CLADDING

The interior coatings will be finished in smooth plastic paint.

The exterior wall cladding will consist of painted cement mortar rendering.

FALSE CEILINGS

As per the detailed ceiling plan, false laminated plasterboard ceilings will be installed throughout the dwelling.



FLOORING AND TILING

- Hall, corridor, living room, bedrooms, kitchen - laundry room and bathrooms:
Flooring: 90x90 BYBLOS ARENA porcelain tiles.
- Skirting board: 15X90 porcelain tiles of the same material
- Main bathroom:
 - Wall tiling:
 - ❖ One surface: 40x120 cm SALONI BYBLOS ARENA MISTEN ceramic tiles.
 - ❖ Other surfaces: 40x120 cm brand SALONI BYBLOS ARENA ceramic tiles.
- 2nd bathroom:
 - Wall tiling:
 - ❖ One surface: 40x120 cm SALONI BYBLOS ARENA MISTEN ceramic tiles.
 - ❖ Other surfaces: 40x120 cm SALONI PASTA BLANCA BYBLOS ARENA ceramic tiles.
- Terrace:
 - Flooring: Walkable terraces 90x90 cm SALONI BYBLOS ARENA porcelain tiles. NON-SLIP.
 - Skirting board: 10X90cm SALONI BYBLOS ARENA.

EXTERIOR CARPENTRY

Brown STRUGAL sliding and folding windows with double glazing and security glass on the doors that open onto the terrace.

Brown motorised aluminium roller blinds on the bedroom windows, and multi-point locking system with micro-ventilation to meet CTE indoor air quality requirements.

Shutters will be installed on the ground floor terraces overlooking the street and inner courtyard.

INTERIOR CARPENTRY

Reinforced front door.

The smooth interior doors are finished in FINSA SARELA GREY melamine.

Wardrobes with smooth hinged and sliding doors, depending on location (see DIA plan), finished in FINSA SARELA GREY melamine. Interior panelling in CANCUN TEXTILE LINEN-coloured melamine, with a clothes rail, luggage shelf and drawer units.

ELECTRICAL INSTALLATIONS

In accordance with current legislation, low voltage regulations, and the regulations of the Supply Company.

Electrical wiring housed in recessed plastic conduits and boxes.

Dwelling switchboard with differential switch and thermal magnetic circuit breakers.



SCHNEIDER mechanisms.

A lighting installation pack is included in accordance with your home's floor plan. BPM or similar brand recessed light fixtures, cream white LED lamps.

Fitted with a video door phone.

USB socket / charger in kitchen and main bedroom for electronic device charging.

Two sockets per terrace.

Dimmer switch in living room mechanism.

TELECOMMUNICATION INSTALLATION

Telephone / data and TV sockets in kitchen, living-dining room and bedrooms. Additional telephone / data socket in living room and main bedroom.

Undefined socket for specific use in living room and main bedroom. TV and satellite signal.

The installation complies with the Telecommunications Law.

Optical fibre has been installed in the dwellings as far as the telecommunications switchboard. Owners can contract fibre optic Internet from their operator of choice.

PLUMBING INSTALLATION

Hot and cold water installation with cross-linked polyethylene pipes (Wirsbo). Fitted with a main stopcock and a stopcock in each bathroom and kitchen.

Drainage network with soundproofed collective channelling as per the DB-HR section of the CTE.

Sanitary ware:

- Main bathroom:
 - Floor-mounted toilet by JACOB DELAFON, RIMLESS RODIN PLUS model.
 - White slate effect TECNİK shower tray.
 - VIVIENNNE 80 cm vanity unit, Quebec Oak front and frame, with 0.80 m single-basin sink.
 - Mirror included.
- Guest bathroom:
 - Floor-mounted toilet by JACOB DELAFON, RIMLESS RODIN PLUS model.
 - White slate effect TECNİK shower tray.
 - VIVIENNNE 80 cm vanity unit, Quebec Oak front and frame, with 0.80 m single-basin sink.
 - Mirror included.
- A fixed glass partition is included in both bathrooms.

Taps are by the TRES brand, CUADRO model.

INSTALLATION FOR DHW PRODUCTION

Individual domestic hot water production system per dwelling, powered by an aerothermal heat pump, a compact indoor unit with an integrated wall-mounted storage tank.



PHOTOVOLTAIC INSTALLATION

Renewable electricity produced by means of a community photovoltaic installation for the partial self-consumption of the building.

The system consists of a set of photovoltaic panels installed on the roof.

AIR CONDITIONING INSTALLATION

Air-conditioning installation in each dwelling by means of an air-conditioning system hot and cold, with a zoning system by dampers in the living room and bedrooms, to personalise the air-conditioning in each room. Each unit consists of an indoor air conditioning unit for ducts and an outdoor condensing unit. To control the temperature, each dwelling has a room thermostat with shut-off function, temperature selector and winter-summer mode. Air is distributed via ductwork in the false ceilings. White grilles.

VENTILATION INSTALLATION

A mechanical ventilation system will be installed in each dwelling in accordance with the stipulations of the "Indoor Air Quality" section (HS3) of the Technical Building Code (CTE).

The homes will be ventilated via multi-point locking systems with micro-ventilation enabled in the exterior carpentry of the living rooms and bedrooms. Air circulation inside the dwelling is facilitated through the interior doors which have an opening for this purpose. The air is extracted by means of individual extraction ducts in the kitchens and bathrooms and each dwelling's ventilation duct package contains mechanical extractor fans.

THE KITCHEN

The kitchen features wall units in a combination of SWISS NATURAL OAK and AUSTRIA COTTON melamine with a SILESTONE NORTH WHITE worktop.

Fitted with BOSCH or similar appliances, including a column unit with an electric oven and a microwave oven, induction hob, extractor hood, integrated fridge, dishwasher, washing machine and a single-basin stainless steel sink.

ENERGY RATING

The energy rating scale measures the energy consumption considered necessary to meet our building's energy demand, as well as its CO₂ emissions, under normal conditions of use. The law requires buildings to be classified with a letter on a scale. This scale is related to a number of indicators that are directly related to CO₂ emissions. This scale is A, B, C, D, E, F, G.

These dwellings have an A energy rating.

A handwritten signature in black ink, appearing to be 'H. Hu' or similar, with a stylized flourish at the end.

COMMUNAL AREAS

The building will have a communal swimming pool with showers and toilets. Illuminated communal areas.
Anti-slip base paving (C3) in communal areas.

LIFTS

Each building has a lift with a capacity of 6 people, designed to accommodate people with disabilities.

GARAGE

Each dwelling will have an assigned and numbered parking space, marked out with horizontal paint on the ground.

Conduits have also been pre-installed for each private parking space, should you wish to install a charging point for an electric vehicle.

Access to the garage is via a remote controlled motorised door.

A handwritten signature in black ink, consisting of a stylized 'H' followed by a long horizontal stroke and a small dot at the end.

The above specifications may be modified by the project's Technical Director during the course of the works, for justifiable technical reasons or due to stock shortages or delays in delivery by suppliers which affect the delivery date of the property. Any such changes will be made using elements of similar quality. In any case, the owner will be formally informed of such an eventuality.