

BUILDING SPECIFICATION SHEET

FOUNDATIONS AND STRUCTURE

Reinforced concrete foundations in accordance with the Geotechnical Study of the site. Structure with reinforced concrete slabs in the rest of the floors.

ROOF

Non-walkable inverted roof, formed from inside to outside, slope formation, regularising mortar layer, oxyasphalt primer, double waterproofing sheet, geotextile, protective mortar layer, thermal insulation, geotextile film and aggregate layer.

Walkable roof, formed from inside to outside incorporating a vapour barrier, thermal insulation, geotextile film, slope formation, regularisation mortar layer, oxyasphalt primer, double waterproofing sheet, geotextile film, protective mortar layer and anti-slip flooring.

EXTERNAL ENCLOSURE

The façade is built from exterior to interior and combines rendering and painting with cladding according to the design specified in the project. It includes high-performance thermal insulation, an air chamber, dry partition walls with a galvanized steel structure, thermal-acoustic insulation made of mineral wool, and laminated plasterboard.

INTERIOR PARTITIONS WALLS

Between dwellings, sound-absorbing brickwork is used, with a galvanized steel structure on each side and thermal-acoustic insulation made of mineral wool, all covered by laminated plasterboard.

Within the housing, laminated plasterboard is used with a galvanized steel structure, thermal-acoustic insulation made of mineral wool, and laminated plasterboard. In damp areas, the laminated plasterboard is water-resistant.

Between dwellings and common areas, sound-absorbing brickwork is combined with rendering and painting according to the project's design specification.

CEILINGS

Laminated plasterboard in ceilings throughout the house and false ceilings in areas affected by installations. In damp areas, waterproof materials are used. Ceilings are finished with a smooth coat of plastic paint.

False ceilings with access panels are installed in the bathrooms where air-conditioning and ventilation machines are located.

FLOORING AND INTERIOR CLADDING

Dwellings

Living rooms, bedrooms, kitchen, corridor, hallway, bathrooms, and toilets feature large-format porcelain stoneware flooring by top brands.

Shower areas have vertical walls tiled with top-brand ceramic pieces, and the rest of the walls are finished with smooth plastic paint suitable for wet areas, as per the project's design.

The remaining interior of the house is finished with smooth plastic paint in a subtle colour, applied to both horizontal and vertical surfaces.

FLOORING AND EXTERNAL CLADDING

Terraces and porches

Terraces finished with large-format, non-slip porcelain tile flooring, suitable for outdoor use.

Common Areas

The common areas feature non-slip flooring and stair treads made of natural stone or high-quality porcelain ceramic tiles, as specified in the project design.

BATH FIXTURES AND FITTINGS

White vitrified porcelain sanitary ware from renowned brands.

Resin shower trays in the main and secondary bathrooms, each equipped with a shower enclosure featuring safety glass.

The main bathroom is equipped with a double sink alongside a vanity unit, while the secondary bathroom features a vanity unit with a countertop.

Premium brand mixer taps, including thermostatic shower taps.

Premium brand mixer taps. Thermostatic shower taps.

INTERIOR CARPENTRY

Solid white lacquered wooden doors, special high leaf, with stainless steel hinges. The opening system consists of either steel handles or a sliding mechanism, as specified in the project design.

The wardrobes are of the modular block type. The interior of the wardrobes is lined with melamine board featuring a textile finish or a similar material. Inside, you will find a separating shelf and a hanging rail. The wardrobe doors are designed in the same colour and style as the interior doors.

EXTERIOR CARPENTRY

In PVC or high-performance lacquered aluminium with a thermal break. The specific choice is in accordance with the project management's decision. The windows can be sliding or tilt and turn, as indicated in the project's specifications. Low-emission thermo-acoustic glass is used for the windows. Safety glass is employed for the entrance and exit doors.

The design also incorporates an air intake opening to facilitate ventilation.

Motorized aluminium roller blinds with thermal insulation are installed in the bedrooms to provide comfort and energy efficiency.

In the living room, there is a pre-installation for motorized blinds in the doors, offering the option to add motorized blinds in the futures.

DOMESTIC HOT WATER AND AIR-CONDITIONING INSTALLATION.

Domestic hot water is generated using a high-quality aerothermal installation. The hydrokit is situated in the laundry room and can be controlled via a digital display.

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The entire hot water system features piping with thermal insulation to maintain energy efficiency and prevent heat loss.

The air conditioning system is installed using a ducted heat pump. It is placed in the false ceiling of the bathroom. The system is equipped with the Airzone or a similar sectoring system. Temperature control is managed by a central thermostat in the living room, and secondary thermostats are installed in the bedrooms. Additionally, remote control is available via the manufacturer's web server.

The entire house is equipped with underfloor heating, which is supplied from the central aerothermal unit. This system ensures comfortable heating throughout the residence.

ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS.

The electrical installation is compliant with REBT (Low Voltage Electrotechnical Regulations) and features a high degree of electrification. It includes top-brand protection panels and electrical mechanisms.

A colour video door entry system is installed, offering access to domestic Wi-Fi and remote connectivity.

TV/FM and satellite antennas are installed in all rooms, except for the bathrooms. Internet connectivity is provided through a fiber optic connection, as specified in the project. Ethernet sockets are available in all rooms, except for the bathrooms, in compliance with ICT-2 (Common Telecommunications Infrastructure Inside Buildings).

REMOTE CONTROL OF THE HOUSE

A smartphone-controlled home automation system is in place, offering the following features:

- Management of air conditioning.
- On/off control of lighting

OTHER FACILITIES

Pre-installation for electric vehicle recharging.

Jacuzzi on attic floor with shower.

Motorised garage access door with remote opening system.

KITCHEN

Fitted with high-capacity wall and base units in high-pressure laminate and self-closing drawer system. Silestone/Neolith type stratified quartz worktop, panelled in space between wall and base units.

Appliances include induction hob, integrated dishwasher, oven and microwave, fridge, extractor hood, washing machine and tumble dryer.

Wine cellar and coffee maker in penthouses.

SECURITY

Armoured front door, hinges and security lock.

Gated residential complex with private access and exterior concierge, access control and 24-hour video surveillance with perimeter cameras.

Video intercom at the entrances to the development and in homes.

RESIDENTIAL COMPLEX AND COMMON AREAS

Interior roads and stairs of printed concrete or similar material.

External enclosure: Concrete wall or brickwork, rendered and painted with metal enclosure according to project.

Enclosure of gardens for private use: Concrete wall or brick masonry, rendered and painted with enclosure according to project.

Common swimming pools with saline chlorination and indoor heated swimming pool.

Equipped social room, coworking room and well-equipped gymnasium.

Common garden area is fitted with lighting and an automatic watering system as specified in the urbanization project.

NOTE: Regarding the use of natural stone, it is essential to acknowledge that this material exhibits variations in tone and colour due to its natural characteristics. It may also contain inherent imperfections.

The project management reserves the authority to determine, on a case-by-case basis, whether the quality of the natural stone meets acceptable standards or necessitates any necessary repairs or adjustments.

THESE SPECIFICATIONS MAY BE SUBJECT TO ALTERATION BY THE PROJECT MANAGEMENT AND REPLACED WITH OTHERS OF SIMILAR STANDARD QUALITY WITHOUT ANY REDUCTION IN THE INITIALLY ANTICIPATED SPECIFICATIONS.

Marbella, 20 September 2023