

BUILDING SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Foundation comprised of spread footing and reinforced concrete walls.
- Structure with reinforced concrete slabs and suspended flooring under the basement and part of the ground floor.

FACADES

- A 1 foot perforated brickwork facade with thermal insulation, an air chamber and cladding with double-panel drywall profiling (15+15mm) insulated with mineral wool.

INTERIOR PARTITION WALLS

- Interior divisions created with drywall double-panel partition walls (15+15 mm), 70 mm drywall profiling and mineral wool on the inside. Waterproof drywall will be used in wet areas.
- 13 mm drywall false ceilings.

ROOFS

- Sloped roofs, Arabic-style ceramic tile finishes.

INSULATION

- A high level of thermal and acoustic insulation is achieved with the construction systems used. Solid structural slabs. Mineral wool panels in the partition walls. Thermal insulation in walls and roofs in contact with the outside. Anti-impact sheet metal under the flooring.

PLUMBING, CLIMATE CONTROL AND HEATING

- Plumbing (distribution) circuit with cross-linked polyethylene (PEX)
- Air renewal inside the home through a mechanical system.
- Air conditioning and domestic hot water production through a DAIKIN or similar aerothermal heat pump for hot/cold climate control, supported by an aerothermal tank.
- Heating through radiant floor heating.
- Cooling system with aerothermal air and heating ducts.



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ELECTRICITY AND AUTOMATION

- Jung or similar mechanisms.
- Telephone and TV sockets in the living room, bedrooms and kitchen.
- Home automation system featuring flood detectors, lighting control, climate control.
- Pre-wiring for RJ 45 IT sockets in the bedrooms and living room.
- Basic lighting inside the home.
- A security and alarm system that can be connected to the switchboard. Features volumetric detectors inside the home and curtain motion detectors along the ground floor.

CARPENTRY

- Solid oak-panelled room doors.
- Exterior wood carpentry with low-E double glazing.
- Dressing rooms and built-in wardrobes with floor-to-ceiling oak leaves varnished and/or lacquered with interior lining.

FLOORING, CLADDING AND PAINTING

- Natural stone flooring in all indoor and outdoor areas.
- Porch and outdoor flooring in natural stone.
- Bathrooms painted and cladded in natural stone and ceramic with countertops in the same material.
- Interior washable smooth plastic paint.

SANITARY FITTINGS AND TAPS

- Duravit or similar suspended sanitary fittings.
- CRISTINA or similar chrome-plated taps.
- Kaldewei or similar bathtub.
- A bush-hammered marble shower tray with glass screens.

KITCHEN

- Furnished kitchen with high and low cabinets.
- Dekton or natural stone countertop.
- Multi-purpose oven, a glass-ceramic hob, extraction hood, refrigeration, freezer, dishwasher, built-in microwave (Siemens brand or similar).
- The washing area includes a Siemens brand or similar washer and dryer.



BUILDING SPECIFICATIONS

SWIMMING POOL

- Pool cladded in 10x10 cm glass ceramic tiles or natural stone and equipped with a saline chlorination treatment system and lighting.

GARAGE

- Indoor and outdoor parking, depending on the model. Roofs with or without a pergola depending on the type.

EXTERIORS

- Gardens as per the Finca Cortesin landscaping project. Includes vegetation, trees and bushes, plants and an irrigation system.
- Plots enclosed with Casares stone, fencing and vegetation.

