



EXTERIOR CARPENTRY

Premium exterior carpentry of lacquered aluminium colour Ral 7016, to contrast with the façade. With thermal break and microventilation system. With motorized blinds in bedrooms. All windows and balcony doors have Climalit-type double glazed windows [(3 + 3) mm + 10 mm + (3 + 3) mm]

INTERIOR CARPENTRY

Reinforced security door to the dwelling with horizontal iroko slats. Wooden interior doors of modern design and lacquered off-white. With hidden ventilation system in top flashing and filled with expanded polystyrene., Fitted wardrobes in bedrooms with facings of the same design and colour as the sliding doors. Lined interiors. Suitcase compartment and metal bar for hangers.

FLOORING

Flooring of large format porcelain tiles with matching skirting throughout the house. Non-Slip porcelain stoneware flooring. Stamped concrete flooring in public areas.

INTERIOR CLADDING

Vertical walls of bathrooms and toilets tiled with top-quality porcelain tiles from floor to ceiling. Plaster false ceiling in bathrooms and kitchen, and in various other parts of the house. Plaster false ceiling in secondary bathrooms with access to AC equipment. Rest of the walls of the house covered with well-finished plaster and plaster trim. Plain light-coloured plastic paint.

SANITARY FITTINGS AND PLUMBING

Top-quality white sanitary fittings. Bathrooms with sink and cabinet unit and mirror. White,



acrylic baths. LUXE STONE shower stands of several sizes. HANS GROHE or similar mixer taps. HANS GROHE or similar mixer taps for baths and showers. Domestic water network in compliance with regulations, with separate stopcock for each wet room. Hot and cold water installation of cross-linked polyethylene pipe in compliance with regulations. Sound insulated drainpipes. Individual DHW system with Solar Panels, heat exchanger and assisted by electric boiler. Assisted by Heat Pump. Community water tanks with pressure pump to ensure uniform and continuous water pressure.

ELECTRICITY

Electrical installation in compliance with Low Voltage Electrotechnical Regulations. High degree of electrification. Top-quality equipment.

SPECIAL INSTALLATIONS

Project fully in compliance with the CTE (Technical Building Code), Regulation 293/2209 on Accessibility of the Andalusian Government and with Regulation 169/2011 for the Promotion of Renewable Energy and energy saving and efficiency in Andalusia. Telecommunications Installation in compliance with Common Telecommunications Infrastructure Regulation adapted to Optic Fibre and Coaxial Cable to provide all digital options in housing. Remote

Control accessible from Smartphone, Tablet, Ipad and other mobile devices (that are compatible with the system) of the following actions. KNX system. AC on/off. Smoke detectors. Three-point flood detector. Audio installation in living room and terrace. Ventilation in homes in compliance with Technical Building Code with individual mechanical exhaust fans in each bathroom and kitchen with extraction vents in bathrooms and kitchen ceilings and built-in microventilation in the carpentry. Sound insulation in the floors between dwellings using floating flooring on 20-mm elasticized expanded polystyrene acoustic sheet. Intercom. Individual air conditioning installation with air-to-air system with ducts and supply and return grilles painted white. DAIKIN or similar brand. Indoor and outdoor unit evaporators in the secondary bathroom false ceiling. Garage with mechanical ventilation, fire detectors and and CO2 connected to the alarm centre. Fully fitted kitchen with SIEMENS kitchen appliances.

LIFTS

Lifts to garages with automatic doors. Entry halls independent from garages.

COMMON AREAS

Swimming pools for adults and children, with surrounding gardens. Social Area with barbecue. Paddle court. Tropical gardens with automatic irrigation. Automatic access door for vehicles, with controls for opening. Garage with polished concrete floor and painted walls with coloured strip. Charging stations for electric vehicles in the garage area. With semi-fast or slow charge options Large individual store rooms. Disabled access ramp.

FOUNDATIONS AND STRUCTURE

Foundation of reinforced concrete foundation slabs or piles built on site, depending on the area, with reinforced concrete perimeter wall and outer perimeter drain. Structure built of 25-cm thick reinforced concrete slab and reinforced concrete pillars.

ROOF

Passable, thermally insulated inverted roof, waterproofed with sprayed polyurea and thermally insulated with 80-mm extruded polystyrene, finished with non-slip skid stoneware or gravel, depending on the area.

FAÇADE

Façade rendered with cement mortar on brick and painted. Brick cavity wall; made of perforated outer bricks, with thermal and acoustic insulation of 80-mm thick mineral wool and 8-cm double hollow-brick inner wall, finished in plaster.

WALLS AND INSULATION

Interior dividing cavity walls of double 8-cm hollow brick. Between the living room and bedrooms, a partition wall of single perforated brick. Dividing cavity walls between dwellings and common areas of perforated brick with 50-mm acoustic insulation of mineral wool.