

Fase III Building Specifications



Properties and apartments

Our commitment to you starts from the very first moment and, for this reason, we would like to share with you the specifications of your new home. Get to know all the details of Mirador de Estepona Hills and start imagining the spaces that, in no time, will be a dream come true.



01 Development

Interior of the Housing Estate

Protected by a mountain range, i.e., Sierra Bermeja, soothed by the Mediterranean breeze, is a private Urban Resort designed on the concept of premium living, safety and comfort.

Exclusiveness is here at the very heart of the Costa del Sol offering a superior standard of living.



All you need is Love 🎵

Sports club, restaurants, shops, swimming pools, security, comfort, natural environment, only 5 minutes walking distance to the centre of Estepona... the Garden of the Costa del Sol.

Access to communal areas

We have taken care of every detail of the community spaces.

The floorings in the interior community areas will be provided with a marble finish and the walls will be carried out in projected plaster and finished in plain plastic emulsion paint.

Technology and sustainability are also present with the pedestrian access outdoor lighting network of the estate being provided with low light-pollution lampposts and/or street lights, which contribute to positive energy savings on your monthly bill by optimising the use of the resources and consumption.

Lift cabins, which provide access from the parking space to all floors of the property, will be finished in a style according to the rest of the project and dimensions according to the Accessibility Standards.

The cabin will be provided with automatic doors in stainless steel as well as an alarm system and an emergency line.

Automatic garage access door with access remote control and key.

Lifts

Electrical lifts without an engine room that are compliant with the accessibility regulations.



Communal areas:



Shops



800m City Center



Restaurants



24-hour security



Sport Club



Charging points for electric cars



Swimming pool



Charging points for electric bicycles



02 Building

Foundation and structure

The structure of your new home will be made of reinforced concrete slabs on ground level –calculated according to the currently valid standards and the Buildings' Technical Code–.

The foundations will be accomplished according to the conclusions of the relevant Geotechnical Study.

Reinforced concrete foundations and structure.

The habitable areas on ground level are provided with a sanitary structure consisting of ventilated reinforced flooring.

Roofing

Roofing and terraces will be waterproofed with a double asphaltic layer with a high degree of thermal insulation provided by extruded polystyrene panels.

The living areas will be finished with anti-slip porcelain stoneware flooring on terraces in the same design and size as the interior flooring.



Brickwork and coatings

The interior partitions of the properties will be made with double laminated plasterboard panels on each side of the metallic structure, as well as interior thermal insulation between the structure's wall studs.

The partitions between properties will be made of half-foot thick perforated brickwork, and cladding on both sides by means of double laminated plasterboard panels on metallic structure, with sound insulation between wall studs.

The suspended ceilings will be made of laminated plasterboard panels in the entire interior of the properties, laid at different heights in order to hide the properties' functional systems (air-conditioning, ventilation, lighting system, etc....)

- Centrally-controlled air-conditioning system of the "Airzone" type or similar.
- Cove lighting in living-room and master bedroom.
- Cove lighting in the shower area of bathrooms.
- Suspended ceilings and walls are made of laminated plasterboard, finished in plain plastic paint.

Interior woodwork

- Property access security door with security lock. 2.40-m high door in a two-colour finish, i.e., anthracite grey on the outside and white on the inside.
- Interior block doors made of MDF panels, lacquered in white with a plain finish, including perimeter weatherstrips for sound and thermal protection. 2.40-m high doors.
- Built-in wardrobes with sliding doors in bedrooms, door panes are made in the same design and colour as interior doors. Wardrobes are 2.50-m high.
- Sliding doors in walk-in wardrobes with LED lighting.
- Lined interiors, with top shelf and metal hanging bar.

Parking

The parking area will have a preinstalled system for an electrical vehicle charging station according to Royal Decree. 1053/2.014.

Facades

The external envelop of the main facade is made of cavity walls with exterior solid perforated half-foot brickwork, thermal insulation projected on the interior side of the brickwork, insulated cavity and interior cladding with double laminated plasterboard layer on metallic structure and thermal insulation between wall studs.

On the exterior side, the envelop is projected with cement mortar rendering on brickwork and finishing paint.



Exterior wood and metal work

Aluminium metalwork with thermal break.

Bedrooms will be provided with electrical blind windows and insulating glass as well as exterior security laminating.

Between living-rooms and terraces, floor-to-ceiling sliding doors will be fitted and provided with insulating glass and security laminating both on the inside and the outside.

Terraces will be provided with glass banisters on secured parapets.

03 House



Spectacular sea views

Hall, living-room, corridor and bedrooms

(Floor tiling and tiled walls)

The flooring of your new home's hall, living-room, bedrooms and corridors will be laid in large format porcelain stoneware in order to optimise the performance of the underfloor heating system provided. The flooring will be finished in a skirting board with a white-lacquered finish in consonance with the interior woodwork in order to create an environment that is fully integrated with the rest of the property.

The walls will be finished in plain plastic emulsion paint. A suspended ceiling will be installed in (laminated) plasterboard in all the rooms.

Anti-slip porcelain stoneware flooring in terraces in the same design and size as the interior flooring. Totally smooth transition between the indoor and outdoor areas.

Terrace

- Preinstallation for outdoor compact kitchen.
- Preinstallation for outdoor jacuzzi in penthouse properties.



Bathrooms, bathroom units and taps

The master and secondary bathrooms' walls will be tiled in prime-brand porcelain stoneware and combined with painted walls.

Anti-dampness laminated plasterboard suspended ceilings will be installed and covered in plastic emulsion paint.

With your utmost comfort in mind, the property is provided with a central air-conditioning system of the "Airzone" type or similar.

Both bathrooms will be provided with floor-based WCs, an embedded flush system and soft-closing lids.

Extra-flat shower bases made in polyester and mineral resins, with anti-slip finish and a shower screen.

Furniture and washbasin set in bathrooms with back-lit mirror. Washbasin is integrated in a countertop made in solid surface material with a single-lever tap.





Kitchen

Making your favourite recipes has never been so easy as with this space specially designed for you. The materials and finishes of your new kitchen will include the following:

- Porcelain stoneware flooring and skirting board in a lacquered finish.
- Which will continue from the living-room, providing the day living space of the property with a clean and modern design.
- The walls will be finished in plain plastic emulsion paint.
- The suspended ceiling will be made of laminated plasterboard panels with plain plastic emulsion paint.
- It will be fully-furnished in a modern design with large wall and ground units.
- Solid Surface work top.

The white goods will include:

- | | | |
|--|---|--|
|  Microwave |  Oven |  Fridge |
|  Sink |  Dish-washer |  Induction cooker |
|  Extractor hood |  Washing-machine dryer | |

04 Installations



Air-conditioning

The cooling/heating system is made of a network of ducts and an independent integrated temperature control system in each room.

The systems are provided with inverter technology.

Central air-conditioning system of the "Airzone" type or similar.

Underfloor heating in bathrooms with showers. Underfloor heating in master bedroom.



Electrical and telecommunications systems

The interior electrical system will be installed to provide high electrical power.

Delta style range or similar switches in anthracite or similar colour.

The telecommunications system complies with the Telecommunications Shared Infrastructure Regulations, adapted to optical fibre and coaxial cabling in order to provide all the digital options to the properties.

Video intercom system with automatic door opening.



Plumbing and bathrooms units

All the cold and hot water systems of the interior of the property will be made of polyethylene ducts or similar.

Soundproofed drainpipe network.

Sanitary hot water is provided by a wall compact arothermal heat pump.

EDIFICIO E2
PORTAL 1
PLANTA 0 - PUERTA B
VIVIENDA TIPO A.0-B
Nº REFERENCIA 08

PROMOCIÓN DE 114 VIVIENDAS EN BLOQUES PLURIFAMILIARES, GARAJES Y URBANIZACIÓN INTERIOR DE ZONAS COMUNES,
SITUADA EN PARCELA PMc Y R4.2 (R3 FASE II) PRIMERA ETAPA 42 VIVIENDAS DEL SECTOR SUP R-8
"ALTOS DE ESTEPONA" T.M. DE ESTEPONA (MÁLAGA)

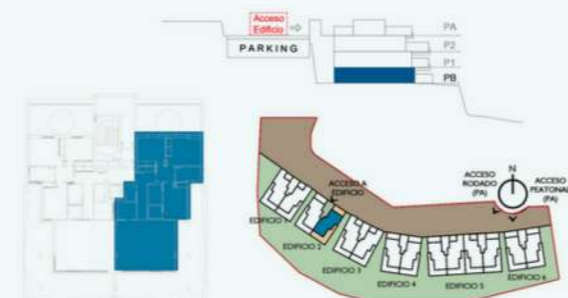
PLANTA BAJA



CUADRO DE SUPERFICIES
VIVIENDA EN PLANTA BAJA

ENTRADA	04,25 m ²
VESTIBULO	05,05 m ²
SALON-COCINA	40,60 m ²
LAVADERO	04,25 m ²
DISTRIBUIDOR	03,65 m ²
DORMITORIO 1	12,30 m ²
DORMITORIO 2	13,15 m ²
DORMITORIO 3	10,85 m ²
VESTIDOR	02,45 m ²
BAÑO 1	03,85 m ²
BAÑO 2	05,00 m ²
ASEO	02,40 m ²
* TERRAZA 1	62,95 m ²
* PATIO	27,55 m ²

TOTAL ÚTIL VIVIENDA	107,80 m ²
TOTAL CONSTRUIDA VIVIENDA	126,53 m ²



El presente plano no tiene carácter contractual, siendo meramente informativo al haber sido elaborado a partir de los estudios previos del proyecto, pudiendo estar sujeto a modificaciones derivadas del desarrollo del proyecto o motivadas por exigencias técnicas en su ejecución. El mobiliario que figura en la vivienda es meramente decorativo y no está incluido en el precio de la vivienda, salvo lo expresamente mencionado en la memoria de calidades.

EDIFICIO E1
PORTAL 1
PLANTA 2+ÁTICO - PUERTA A
VIVIENDA TIPO B.2-A
Nº REFERENCIA 05

PROMOCIÓN DE 114 VIVIENDAS EN BLOQUES PLURIFAMILIARES, GARAJES Y URBANIZACIÓN INTERIOR DE ZONAS COMUNES,
SITUADA EN PARCELA PMc Y R4.2 (R3 FASE II) PRIMERA ETAPA 42 VIVIENDAS DEL SECTOR SUP R-8
"ALTOS DE ESTEPONA" T.M. DE ESTEPONA (MÁLAGA)

PLANTA SEGUNDA



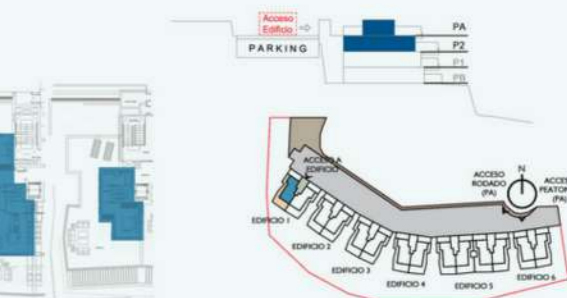
PLANTA ÁTICO



CUADRO DE SUPERFICIES
VIVIENDA EN PLANTA SEGUNDA + ÁTICO

ENTRADA	08,00 m ²
VESTIBULO	02,40 m ²
SALON-COCINA	33,05 m ²
LAVADERO	04,00 m ²
DISTRIBUIDOR	02,60 m ²
DORMITORIO 1	14,05 m ²
DORMITORIO 2	11,65 m ²
DORMITORIO 3	11,10 m ²
BAÑO 1	06,05 m ²
BAÑO 2	04,05 m ²
BAÑO 3	02,75 m ²
ESCALERAS	04,50 m ²
VESTIBULO	01,85 m ²
* TERRAZA 1	65,15 m ²
* TERRAZA 2	76,45 m ²

TOTAL ÚTIL VIVIENDA	106,05 m ²
TOTAL CONSTRUIDA VIVIENDA	134,40 m ²



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EDIFICIO E5
PORTAL 1
PLANTA 0 - PUERTA B
VIVIENDA TIPO C.0-B
Nº REFERENCIA 26

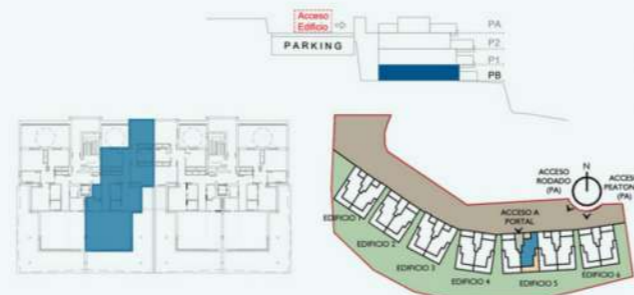
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"ALTOS DE ESTEPONA" T.M. DE ESTEPONA (MÁLAGA)



CUADRO DE SUPERFICIES
VIVIENDA EN PLANTA BAJA

ENTRADA	08,35 m ²
VESTIBULO	05,05 m ²
SALÓN-COCINA	40,60 m ²
LAVADERO	03,85 m ²
DISTRIBUIDOR	07,70 m ²
DORMITORIO 1	12,30 m ²
DORMITORIO 2	11,55 m ²
DORMITORIO 3	10,55 m ²
DORMITORIO 4	14,30 m ²
VESTIDOR	02,45 m ²
BAÑO 1	03,85 m ²
BAÑO 2	04,55 m ²
BAÑO 3	02,85 m ²
* TERRAZA 1	59,90 m ²
* PATIO	15,60 m ²

TOTAL ÚTIL VIVIENDA	127,95 m ²
TOTAL CONSTRUIDA VIVIENDA	149,00 m ²



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EDIFICIO E2
PORTAL 1
PLANTA 2+ÁTICO - PUERTA B
VIVIENDA TIPO A.2-B
Nº REFERENCIA 12

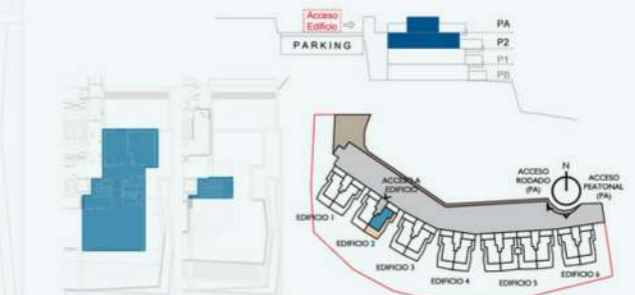
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CUADRO DE SUPERFICIES
VIVIENDA EN PLANTA SEGUNDA + ÁTICO

ENTRADA	05,50 m ²
VESTIBULO	02,40 m ²
SALÓN-COCINA	33,05 m ²
LAVADERO	04,00 m ²
DISTRIBUIDOR	02,60 m ²
DORMITORIO 1	11,65 m ²
DORMITORIO 2	11,10 m ²
BAÑO 1	04,05 m ²
BAÑO 2	02,75 m ²
ESCALERAS	04,50 m ²
VESTIBULO	01,85 m ²
* TERRAZA 1	64,30 m ²
* TERRAZA 2	96,80 m ²

TOTAL ÚTIL VIVIENDA	83,45 m ²
TOTAL CONSTRUIDA VIVIENDA	105,14 m ²



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In Love with Estepona