

SPECIFICATIONS REPORT

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Malaga



FOUNDATION AND STRUCTURE

Foundations and reinforced concrete structure according to current regulations.



FAÇADES

Façade cladding based on brickwork, covered with plaster and exterior paint. Interior thermal insulation, air chamber, lined with interior plasterboard partitioning, fixed with metal.

Protection of terraces with factory breastplates or metal railings and safety glass, depending on the exterior design.



ROOFING

Flat inverted non-passable roof with gravel finish. Walkable cover finished with exterior non-slip stoneware.



EXTERIOR CARPENTRY

Metal pre-frame carpentry in façade gaps, with thermal bridge breaking, forming a joint between carpentry and glass for improved thermal and acoustic insulation, according to regulations.

Bedroom blinds, with aluminum or PVC slats and injected thermal insulation.

Double glazing with air chamber forming high thermal and acoustic performance.



INTERIOR DIVISIONS

Interior partition walls of homes in laminated plaster, with load-bearing metallic structure and interior thermal-acoustic insulation.

Dwellings are separated by ceramic partition walls and laminated plaster cladding with thermal-acoustic insulation on both sides.



INTERIOR CARPENTRY

Lacquered armoured door to enter the homes with grooves, security fittings, exterior handle and optical peephole.

Flat-leaf interior doors with horizontal grooves, a white lacquered finish, hanging fixtures and handle.

Modular, hinged or sliding cabinets depending on the type, to match the doors. Cabinet interiors finished in melamine, with luggage shelf and hanging rail.



PAINTS

Smooth plastic paint in a soft color on vertical interior walls of the homes. Interior horizontal walls in smooth white plastic paint.



PAVEMENTS AND CLADDINGS

60.5*60.5 ceramic stoneware flooring throughout the home with white lacquered MDF skirting board.

High quality ceramic tiling in bathrooms.

Smooth false ceiling throughout the home. False ceiling accessible from the bathroom for installation of air conditioning machinery. Internal machine registration. Ceramic flooring and surfaces.

Mixed coating of plastic paint and high quality ceramic tiling in the kitchen work area, according to design.



AIR CONDITIONING AND HOT WATER

Individualized Aerothermal System for air conditioning and DHW.

Installation for air conditioning through ducts with grilles in the living room and bedrooms, with indoor unit.

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SANITARY APPLIANCES AND TAPS

Vitrified porcelain sanitary ware in white.
 Extra-flat shower in main bathroom. Thermostatic faucet in shower of main bathroom and mixer taps in sink. Sink cabinet in main bathroom.
 Mirror in bathrooms.



ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation in accordance with Low Tension Electrotechnical Regulations.
 Telecommunications installation in the home (basic telephony and cable telecommunications) with sockets in living room and bedrooms.
 Water and electricity connection on the terrace.



FURNITURE AND KITCHEN EQUIPMENT

Furnished kitchen with compact worktop and equipped with electrical appliances.
 Distribution according to property type.
 Appliances: electric oven, ceramic hob, built-in hood, refrigerator and dishwasher.
 Stainless steel sink and mixer tap.



COMMUNAL AREAS, URBANIZATION AND VARIOUS

Fully enclosed and fenced residential complex.
 Low consumption lighting in entrances, interior roads and gardens.
 Outdoor saline chlorination community pool with night lighting system.
 Garden areas with lawn areas, tree and/or shrub species.
 Gymnasium, co-working area.



COMMUNAL AREAS, URBANIZATION AND VARIOUS - continued

Electric vehicle charging facility.
 Common areas in stoneware tile, cobblestone or stamped concrete pavement according to zone.



ENERGY RATING

This energy efficiency rating is merely informative, provisional and subject to modifications in the project phase.

