



# NOVAMARINA

EL NUEVO **CENTRO** DE FUENGIROLA

# QUALITY SPECIFICATIONS APARTMENTS

## FONDATION AND STRUCTURE

- Foundations and retaining walls made of Geotechnical Study-approved reinforced concrete screens.
- Supporting structure of columns, waffle slabs and reinforced concrete slabs.

## ROOFS AND TERRACES

- Passable terraces with non-slip porcelain stoneware finish, Non-passable terraces with a gravel finish. • Floating terraces in the attics.
- Sloped roofs: Sikaplan 15 G-03 or similar system in grey or similar colour with thermal insulation.

## FAÇADES

- Enclosure with two sheets of perforated brick backed in the interior with a self-supporting partition, acoustic and thermal insulation, and a double layer of laminated plaster.
- Exterior façade with SATE or similar type cladding with a white finish. • Glass railings.

## PARTITION WALLS

- Partition walls between houses of factory-clad brickwork on both sides, with self-supporting, insulating partitions and double-laminated plasterboard.
- Separation between dwellings and common areas: selfsupporting brick wall cladding on the inside and covered with plaster on the outside.
- Self-supporting interior partitions, with insulation and double laminated plasterboard in dry areas and single WR panel in wet areas. False laminated plate ceilings in hallways and bathrooms

## FLOORINGS

- General flooring including kitchens, bathrooms and terrace of porcelain stoneware (from the **PORCELANOSA** brand).

# QUALITY SPECIFICATIONS APARTMENTS

## CARPENTRY

- Exterior in lacquered aluminium and low-emission double glazing.
- Motorized blinds in bedrooms, and throughout all apartments located on the ground-floor.
- Interior security entrance door.
- Lacquered interior doors.
- Built-in wardrobes with lacquered doors, internally lined with drawers and hanging bars.

## FACILITIES AND EQUIPMENTS

- Hot water, air-con and central heating provided by aerothermal energy.
- Video intercom.

## KITCHENS

- Fully equipped kitchens including appliances.

## INTERIOR FINISHINGS

- Interior walls finished in off-white.
- Stoneware tiling in bathrooms (from the PORCELANOSA brand).

# QUALITY SPECIFICATIONS COMMON AREAS

## LOBBY

- Natural stone or porcelain stoneware flooring.
- Walls with stone or wood cladding.

## STAIRCASE

- Metal bannisters with handrails.
- LED lighting of common areas activated by motion detectors.

## LIFTS

- Fully accessible cabins and high-quality interior linings.
- Access to all floors and basements.

## GARAGES AND MOTORCYCLE PARKING

- Automatic sectional door.
- Pre-installed charging points for electric vehicles (regulation-compliant). Smoothed concrete surfaces.
- Marked car and motorcycle parking bays.
- Ventilation and fireproofing (regulation-compliant).

## STORAGE ROOMS

- Painted walls and stoneware floors.

## COMMON SPACES, FACILITIES AND LIGHTING

- Provision of LED lighting in doorways and stairways activated by motion detectors.
- Exterior lighting for pedestrian access and garden areas



## QUALITY SPECIFICATIONS AREAS AND COMMUNITY

### SWIMMING POOL

- Overflowing pool.
- Non-slip porcelain stoneware flooring inside the pool.
- Showers, life-saving floats and portable lift for wheelchair users

### LANDSCAPED AREAS

- Plantations of Mediterranean species with low water consumption, adapted to the local climate.
- Gastro-Garden.

### GYM, CHANGING ROOMS, SAUNA, SPA AND COWORKING ROOM

- Porcelain stoneware flooring.
- False ceiling and walls finished with white paint. LED lighting.
- Fully equipped gym. Sauna. Spa with heated water pool.
- Toilets, changing rooms and showers

ESTRICTAMENTE PRIVADO Y CONFIDENCIAL