

QUALITY SPECIFICATIONS

LA QUINTA 19

Foundation and Structure

- Foundation made up of isolated and continuous footings with cyclopean concrete pits, reinforced concrete slab, and micropiles
- Reinforced concrete walls in the basement and pool area
- Reinforced concrete structure with a ribbed slab and unidirectional slab, where some of the columns are metallic and the rest are made of reinforced concrete
- Flat reinforced concrete slabs on stairs and cantilevered areas

Facades

- Facades with exterior cladding of perforated brick, with thermal-acoustic insulation using sprayed polyurethane, inner face of double hollow brick
- Exterior cladding through cement plastering, covered with white Mijas stone walling according to design.

Roofs

- Flat roofs waterproofed with asphalt sheets and finished with gravel in non-walkable areas.
- The finish for the uncovered terraces in walkable areas is porcelain stoneware tiles from the Mykonos brand, Atrio model, size 120x120 cm.

Exterior Carpentry

- Balcony doors and exterior windows are made of aluminum, TECHNAL brand, LUMEAL GA SERIES for sliding doors and SOLEAL FY55 SERIES for fixed and hinged windows, color 7022 textured. With hardware for easy opening and CLIMALIT glazing, laminated with an air chamber and solar treatment
- Single-leaf pivot front door made of Iroko wood with glazed side fixed panels, 3-point lock with exterior treatment, and a retaining brake

Interior Carpentry

- Interior doors are made with hidden hinges, wooden, water-resistant treated, lacquered in white, without casing

Railings

- Railings for porches and terraces are made of laminated glass (8+8mm), without handrails
- Interior stairs designed with laminated glass (8+8mm), without handrails
- Exterior stairs with metal railings

Wardrobes

- Wardrobe fronts are made of solid folding doors in wood, with hidden hinges, magnetic closures, and recessed handles (vertical handle)
- The interior wardrobe modules are made from melamine boards finished in Linen with visible PVC edge bands of 1mm, with interior shelves, drawers, luggage compartment, steel bar, suspended lower drawers with full extraction metal guides and brakes. LED lighting inside

Interior Cladding

- False ceilings made of laminated gypsum boards, forming recessed areas and light coves
- Vertical interior walls are made of laminated gypsum board with different compositions according to technical requirements. The final finish of the walls is with ceramic tiles in wet areas and paint in other areas

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Flooring

- The floors inside the house are made of porcelain stoneware tiles from the Mykonos brand, Atrio model, size 120x120 cm, except for the machine room which has high-resistance porcelain stoneware tiles of size 60x60 cm, and the basement Spa area with bamboo wood flooring
- The exterior floors are also made of porcelain stoneware from the Mykonos brand, Atrio model, size 120x120 cm. C3 anti-slip in some areas and tropical wood decking (IPE type) in others
- Gym with vinyl flooring
- Vehicle access areas made with deactivated concrete

Cladding

- Master bathroom with porcelain stoneware tiles from Keope, Eclectic Persian Grey model, size 120x278 cm. Other bathrooms with porcelain stoneware tiles from Mykonos, Atrio model, size 120x260 cm, as per design
- Indoor pool with Patagonia Emerald model large format tiles
- Machine room with 20x20 cm white tiles

Paint

- Smooth plastic interior paint for walls, ceilings, baseboards, and curtain rods
- High-quality white exterior finish

Elevator

- Hydraulic OTIS elevator, with a nominal load of 450 kg, capacity for 6 people, high-end finish in the cabin, energy-efficient lighting with automatic shutdown

Plumbing and Sanitation Installation

- Hot and cold water pipes made of Multilayer Pert-Al-Pert polyethylene with an aluminum core
- Internal drainage system in PVC, diameter according to current regulations
- VRV hot water system with heat recovery and a 500L tank from DAIKIN

Sanitary Ware

- In the master bathroom, the sink is installed in a suspended unit, Dolce Vita model, with one drawer, terminal side for a suspended base, and a Durian countertop with two integrated sinks and matching backsplash.
- In other bathrooms, the sink is installed in a suspended unit, Taxus model, with one drawer and a Durian countertop with an integrated sink and matching backsplash. The guest bathroom on the ground floor features an Arándano anthracite sink.
- Suspended toilet made of vitrified porcelain, matte white, Galassia brand, Dream model with a soft-close lid and Sigma 70 white push button.
- Freestanding round bathtub or similar, with external floor-mounted single-lever faucet in Blushed Black Chrome.
- Shower covered with porcelain stoneware tiles from Mykonos, Atrio model, anti-slip, with Evolux Integra grate, as per design.

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Taps

- For sinks, built-in wall-mounted taps from Ritmonio, Diámetro 35S model, finished in Brushed Black Chrome.
- Bathtub taps are embedded for a column with two outlets, color Brushed Black Chrome. For showers, the ceiling-mounted showerhead is in Brushed Black Chrome, with a built-in shower thermostat with two high-flow outlets, external thermostatic mixer for high-flow, and a Diámetro 35S shower set with water intake, hose, and anti-limescale handheld shower in Brushed Black Chrome, Ritmonio brand.
- Mirrors with perimeter LED lighting.
- Bathroom accessories from Ritmonio brand.

Electrical and Mechanisms Installation

- Switches and buttons from Lutron brand.
- Power outlets, LS990 model, JUNG brand or similar.
- Lighting control system with Lutron home automation.

Air Conditioning and Heating

- VRV (Variable Refrigerant Volume) system in all floors.
- Underfloor heating using water in all rooms, except for bathrooms and toilets, where electric underfloor heating is used.
- Hybrid ventilation system.
- Mechanical extraction system in bathrooms and toilets.

Television Installation

- Satellite TV and FM antenna, with outlets in all rooms except bathrooms and toilets.

Telephone Installation

- According to telecommunications regulations. Outlets in all rooms except bathrooms and toilets.

Gas Installation

- GLP tank for supplying the living room fireplace, kitchen, and barbecue, according to current regulations.

Kitchen Furniture

- Modulnova interior kitchen fully furnished and equipped with a ceramic cooktop, oven, extractor hood, washer, dishwasher, and refrigerator, according to specific project requirements.

Special Installations

- Single and double pressure groups, ESPA brand hydro-pneumatic.
- 1000L tank for sanitary water.

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- Water outlets in exterior and terrace areas.
- Fire protection and extinguishing via fire extinguishers.
- Water treatment with CILIT-150 PARAT compact water softener and filter.
- Indoor pool climate control with heat pump from Baeza Aquarama, Aqua 25Ti Rev model. Indoor pool covered with mosaic tiles, Hisbalit brand, Icaria 2.5x2.5 cm model, with lighting and saline chlorination for purification, according to regulations.
- Gym, sauna, and home theater in the basement.
- Photovoltaic modules from Solarwatt.
- Wired alarm system.

Exterior Areas and Pool

- Perimeter wall enclosing the plot to the access street with a 1.30m high brick section, plastered and painted, topped with a metal fence and a metal section from the ground, as per design.
- Ecological walls.
- Plot fencing with welded mesh.
- Garden lighting with spotlights and wall lights.
- Pool covered with mosaic tiles, Hisbalit brand, Ibiza model 2.5x2.5 cm, with lighting and saline chlorination for purification, according to regulations.
- Exterior stairs made from the same material as the terraces, anti-slip.
- Parking porch with pre-installation for electric vehicle charging. Landscaped areas with natural grass.
- Automatic drip irrigation system, programmable.
- Water outlets in exterior and terrace areas.