

TECHNICAL SPECIFICATIONS

58 HOMES AND POOL.

CASARES. MÁLAGA

1st of August 2022

FOUNDATIONS AND STRUCTURE

Pile driven foundation pillars surrounded by reinforced concrete. Structure with reinforced concrete pillars and reticular slabs, according to the requirements of the EHE, NCSE-02, and the CTE (Technical Building Code).

BRICKWORK

The homes will comply with current legislation regarding energy efficiency in line with the CTE.

Dividing walls between homes with 15cm of perforated brick, rendered on both sides with self-supporting plasterboard and a layer of rockwool insulation.

Plastered partition walls of self-supporting plasterboard.

Exterior walls with a layer of 15cm perforated brick with rendering to the outside, thermal insulation from projected polyurethane, laminated plasterboard lining with self-supporting structure and rockwool insulation.

ROOFS

Inverted flat roofs with 7.5 cm thick thermal insulation.

RENDERING AND PAINTWORK

Interior walls to be painted in plain acrylic paint.

Exteriors are rendered with mortar cement and a painted finish.

FALSE CEILINGS

False ceiling with laminated plasterboard throughout the dwelling



FLOORS AND TILING

- Apartment flooring (hall, corridors, living room, bedrooms, bathrooms, and kitchen): SALONI ARDESIA AVORIO 60x60
- Skirting: ARDESIA AVORIO 15X60 STRAIGHT EDGE
- o Main bathroom:
 - ❖ Tiling:
 - One wall: SALONI BASE PASTA BLANCA BLIND BEIGE 40x120 cm.
 - Rest of the walls: SALONI BASE PASTA BLANCA SUNSET BEIGE 40x120 cm.
- o Second bathroom:
 - ❖ Tiling:
 - One wall: SALONI BASE PASTA BLANCA ARDESIA AVORIO TILT 25x75 cm.
 - Rest of the walls: SALONI BASE PASTA BLANCA ARDESIA AVORIO 25x75 cm.
- o Terrace: Transitable terrace flooring: SALONI ceramic ARDESIA AVORIO 60x60 cm. non-slip.
- o Terraces: ceramic skirting ARDESIA AVORIO 10x60cm.

EXTERIOR CARPENTRY:

Sliding door to the living room (S88RP) and folding doors to the bedrooms (S64RP), by STRUGAL, colour RAL 7022, double-glazed and with safety glass to the terrace doors.

Aluminium motorised rolling shutters to the bedroom windows (recessed drum system), and air vents to ensure air quality requirements in compliance with the Technical Building Code.

Aluminium air vents in the living room and in the same RAL colour in the bedrooms.

INTERIOR CARPENTRY

Reinforced entrance door in Finsa Cambrian Oak Segal melamine.

Plain interior doors in Finsa Cambrian Oak Segal melamine with model Ebra fittings.

Wardrobe doors in Finsa Cambrian Oak Segal melamine with the interior panelling in Finsa melamine, colour grey leather 004, with hanging rail, luggage shelf, and drawers.

ELECTRICAL INSTALLATION

Installation in accordance with current legislation, low voltage regulations and the energy supplier directives.



Installation with PVC corrugated piping laid inside the false ceiling in hallways, embedded in walls and ceilings in other rooms, and connected to distribution boxes.

Connection scheme for homes with high-level electrical installations which includes protection from power surges, both transitory or prolonged, thermal-magnetic circuit breakers, and residual current circuit breakers.

Equipped with video intercom.

Schneider D-Lite series power sockets and switches in aluminium. Individual electric meter.

USB point/charger in kitchen and main bedroom for electronic devices.

TELECOMMUNICATIONS INSTALLATION

Telephone points/ internet and TV points in the kitchen, living/dining room, and bedrooms. Additional telephone/ internet points in the living room and main bedroom.

Undefined power point for specific use in the living room and main bedroom. TV and satellite signal.

Installation compliant with the Telecommunications Law.

Homes have fibre optic cabling installed up to the centralised telecommunications box to enable owners to contract the operator of their choice for the installation of fibre-optic internet.

PLUMBING INSTALLATION

Installation of hot and cold water with crosslinked polyethylene tubing (Wirsbo). General stopcock installed plus additional stopcocks to each wet room.

Waste pipes with soundproofed collective drainage system according to DB-HR requirements in the CTE.

Sanitary fittings:

- Main bathroom:

- Built-in single washbasin, 80cm, by JACOB DELAFON model VIVIENNE and unit by Jacob Delafon in ARLINGTON OAK
- WC by Jacob Delafon, model RODIN
- Shower tray in white by ACROM, 170x80 cm
- Mirror included.

- Second bathroom:

- Built-in single washbasin, 80cm, by JACOB DELAFON, model VIVIENNE and unit by Jacob Delafon ARLINGTON OAK
- WC by Jacob Delafon, model RODIN
- Shower tray in white by ACROM, 100x80 cm.
- Mirror included

includes taps by TRES, model

CUADRO

Glass shower screen in both bathrooms.



DOMESTIC HOT WATER PRODUCTION

Individual domestic hot water production system for each home with aerothermal heat pump, comprising an external unit and an interior wall-mounted boiler.

AIR CONDITIONING INSTALLATION

Installation of heat pump-driven hot and cold air conditioning in each home. Every set of equipment includes an interior air conditioning unit via a duct system and an exterior condensing unit. Each home has a room temperature thermostat with a stop device, temperature control, and winter-summer selection. Air supply and return through ducts in the false ceiling. Grilles in white aluminium.

VENTILACIÓN

The homes are equipped with a mechanical ventilation system that complies with section HS3 of the Technical Building Code (CTE) regarding "interior air quality".

Air enters the homes via ventilation vents created for this purpose in the upper section of the exterior carpentry in bedrooms and living rooms. Air circulation inside the home is facilitated by hidden vents in the framework of the interior doors. Air leaves via individual extraction ducts in kitchens and bathrooms and there are mechanical extractor fans in every home included with each ventilation package.

KITCHEN

Fitted kitchen with upper and lower units in "natural Swiss oak" finish and 0.8cm phenolic resin worktop.

Equipped with Spanish branded appliances: electric oven, ceramic hob, extractor fan, refrigerator, single stainless-steel sink.

ENERGY RATING

The energy rating scale measures the amount of energy deemed necessary to meet the energy demand of the building, along with the CO2 emissions, under the circumstances of normal usage. The law requires all buildings to be classified with a letter on the scale. This scale is directly related to CO2 emission indicators with the scale being: A, B, C, D, E, F, G.

The homes have an energy efficiency rating "B".

LIFTS

Lift in each building, wheelchair accessible, with capacity for 6 passengers.



EXTERIOR

Communal pool with toilet facilities. Landscaped garden areas.
Pedestrian access paving connecting the different blocks. Outdoor parking.

MISCELLANEOUS

Terraces at homes on the ground and first floors have a cupboard for golf club storage.

Access to parking spaces is via a motorised garage door, operated by remote control.

Preinstallation of empty conduits is included to provide the option of an electric vehicle charging point at each private parking space.

