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QUALITY SPECIFICATIONS

November 2024

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FACADES

- Preservation of the original façade. Replacement of the colour with the highest quality white exterior paint, in accordance with the standards of the area
- Laminated safety glass on terrace fronts
- Doors of the ground floor access to the garden, sides and clotheslines, in fire-lacquered steel



EXTERIOR CARPENTRY

- Minimalist carpentry in anthracite grey lacquered aluminium, with thermal break
- Solar control glass glazing with argon gas
- Automatic home automation blinds
- Natural stone sills

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PARTITIONS AND FALSE CEILINGS

- Partitions by means of double laminated plasterboard and fixed by metal profiles
- Partition adapted in wet areas
- Thermal and acoustic insulation made of rock wool
- False ceiling of laminated plasterboard with curtains and darks with LED lighting



INTERIOR CARPENTRY

- Armoured doors with intelligent, domotic and lacquered security lock
- Interior doors in semi-solid white lacquered wood. Smooth with fixed top up to ceiling.
- Built-in modular wardrobes, with coated interiors and LED lighting at the door opening.

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FLOORING AND CLADDING

- High-quality, large-format porcelain stoneware will be installed on the floor of the house and terrace, unifying outdoor and indoor spaces
- Smooth plastic paint throughout the house
- In the bathrooms, the wall tiles will combine porcelain identical to the floor and Italian large-format designer porcelain



TERRACES, SWIMMING POOLS AND JACUZZIS IN HOMES

- The ground floor will have a porcelain stoneware pool, at the same level as the ground.
- The penthouses will have a designer jacuzzi, accessible by lined masonry stairs
- The main terraces will have water outlets and a solarium
- Decorative plant planters
- Decorative direct and indirect lighting on terraces

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KITCHENS

- The residential kitchens will have high and low modular furniture with lacquered doors. Adapted for the integration of appliances (including oven and microwave)
- Porcelain countertop and front, with integrated stainless steel sink, single-lever taps and induction hob
- Design island with extractor hood integrated into the ceiling



BATHROOMS AND PLUMBING

- Bathrooms with direct and indirect lighting
- Built-in design faucet, thermostatic in showers.
- Suspended toilets design
- Suspended sinks. In the master bedroom, double sink
- Large-format shower trays
- General cut-off valve in each home and independent cut-off in kitchen and bathroom with manifolds

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- PVC sanitation with soundproof downpipes



AIR CONDITIONING AND HOT WATER

- Controlled mechanical ventilation for better air renewal and quality
- Air conditioning by ducted air conditioning with hot and cold pump, with exhaust grilles in all rooms and *automated* "Airzone" control
- Hot water by means of an electric water heater of sufficient capacity to provide DHW



ELECTRICITY, LIGHTING AND TELECOMMUNICATIONS

- The house will have direct and indirect lighting points
- Video intercom at the entrance to the communal property
- Provision of above-average electricity and telecommunications sockets. Telecommunications will be taken in living rooms, kitchens and at least two rooms per dwelling
- The garage will have pre-installation for electric vehicle charging, and electricity outlets

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HOME AUTOMATION

- The entire house will have a local and remote home automation control system, by means of a local system integrated into the house and a remote system through an application
- Through this home automation system, it will be possible to control the lighting system, blinds, air conditioning, and smart lock



STAIRS

- Designer metal stairs in interiors (attics)
- Stairs with the same cladding on exteriors (low)

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GARAGE

- All homes will have at least one garage space, in private communal parking in the basement, with road access by means of remote control.
- Quartz-polished concrete on garage flooring
- Direct access to elevators and portals



URBANIZATION AND COMMON AREAS

- Communal swimming pool with solarium
- Gym and changing rooms
- Children's play area
- Concierge access control to the property and perimeter video surveillance
- Non-slip porcelain flooring in common areas
- Energy-efficient direct and indirect lighting in common areas
- Access lifts from the basement, on all stairs (1 lift every 4-5 dwellings)
- Manicured vegetation. Towering illuminated palm trees

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TAPS/SANITARYWARE



Ideal Standard Facility

White/Black

Suspended and recessed



IMEX Munich

Negro mate

Bidet griffin



IMEX Etna

Negro mate

Grifo single hand washbasin



IMEX Monza

Negro mate

Built-in thermostatic shower set

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TILING/FLOORING



Saint Lauren

120cm x 120cm

Jazz White

120cm x 120cm

Outdoor/Indoor



Fresh Ochre

120 cm x 120 cm

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POOLS/HOT TUBS



Jacuzzi SPAtec

In attics

Porcelain

Built-in shower trays

Special white porcelain tiles for swimming pools

In the bass

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CARPENTRY



INTERIOR DOORS

White lacquered with 5mm board

2030 flush sash with fixed upright



KITCHEN WITH ITALIAN DESIGN ASCALE

Ascale Italian countertop

Laminated door 19 mm beige biscuit color



ARMORED DOOR ACCESS

Compact Sparta 5 White

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Gola opening system

APPLIANCES (ONLY THOSE INCLUDED)

The determination of the premium brand will be subject to availability

Miele

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CONTACT DETAILS

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ARRANGE A FACE-TO-FACE VISIT!

WELCOME TO YOUR NEW LUXURY HOME ON THE COSTA DEL SOL

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