BUILDING SPECIFICATIONS

36 DWELLINGS, GARAGES, STORAGE ROOMS AND SWIMMING POOLS
PLOT N-2.1 SUP-C-24. Racecourse. Mijas
22 July 2025

FOUNDATIONS AND STRUCTURE

The foundations consist of footings and bracing slab: In compliance with the provisions of the EHE, the NCSE-02 and the CTE (Technical Building Code), the structure consists of reinforced concrete pillars, slabs and waffle slabs.

MASONRY

The dwellings will meet current regulations governing energy efficiency compliance as per the CTE.

Separation between dwellings shall be by means of a half-brick perforated wall, rendered on both sides, as well as laminated plaster with a self-supporting structure and a blanket of rock wool on both sides.

Laminated plaster distribution partition walls *with a self-supporting structure*.

External walls constructed with half-brick perforated masonry, finished with external cement render, projected polyurethane thermal insulation, and an internal *laminated plasterboard lining with a self-supporting structure and rock wool insulation.*

ROOFS

Inverted flat roofs with 75 mm thick thermal insulation.

CLADDING

The interior cladding will be finished in smooth plastic paint.

The exterior wall cladding will consist of painted cement mortar rendering.

FALSE CEILINGS

False ceilings made of laminated plasterboard throughout the interior of the dwelling.

FLOORING AND TILING

- Hall, corridors, living room, bedrooms, kitchen and bathrooms: SALONI ARDESIA AVORIO porcelain tiles 60x60cm

- SALONI ARDESIA AVORIO STRAIGHT-EDGED skirting board 15x60cm

- Main bathroom:

    - ❖ Wall tiles:

        * One wall: SALONI CAVALLINA METRIC IVORY ceramic tiles 40x120cm
        * Other walls: SALONI CAVALLINA IVORY ceramic tiles 40x120cm

- Second bathroom:

    - ❖ Wall tiles:

        * One wall: SALONI CAVALLINA METRIC IVORY ceramic tiles 40x120cm
        * Other walls: SALONI *CAVALLINA IVORY* ceramic tiles 40x120cm

- Terrace: Flooring of terraces and solarium SALONI ARDESIA AVORIO NON-SLIP porcelain tiles 60x60cm ARDESIA AVORIO skirting board 15x60cm

EXTERIOR CARPENTRY

The living room is fitted with aluminium-coloured STRUGAL sliding windows and the bedrooms with aluminium-coloured STRUGAL casement windows. All windows are double-glazed, and the doors opening onto the terrace are fitted with security glass.

The bedroom windows have motorised aluminium roller blinds (with a built-in roller system) and micro-ventilation to comply with CTE indoor air quality regulations.

INTERIOR CARPENTRY

Reinforced front door in Cambrian Oak melamine from Finsa.

Interior doors in smooth Cambrian Oak melamine from Finsa with Edra model fittings (POLISHED STEEL colour)

Wardrobe doors in Cambrian Oak melamine from Finsa. Interior lined with Finsa melamine in colour 004 Grey Leather, with a clothes rail, luggage shelf and drawer unit.

ELECTRICAL INSTALLATIONS

In accordance with current legislation, low voltage regulations, and the regulations of the Supply Company.

The installation consists of corrugated PVC pipes laid along false ceilings in the corridors and embedded in the ceilings and walls in the rooms. Junction boxes provide access to the installation.

The panel is intended for homes with higher than normal consumption requirements. It includes protection against transient and permanent overvoltage, as well as thermal-magnetic and differential protection.

LED lighting package as per the plan. The
property is fitted with a video door phone.
Iris or similar mechanisms from BJC, in an aluminium colour.
USB socket / charger in kitchen and bedrooms for electronic device charging.

TELECOMMUNICATION INSTALLATION

Telephone / data and TV sockets in kitchen, living-dining room and bedrooms. Additional telephone / data socket in living room and main bedroom.
Additional socket for unspecified use in the living room and main bedroom. TV and satellite signal.
The installation complies with the Telecommunications Law.
Optical fibre has been installed in the dwellings up to the central telecommunications cabinet. Owners can contract fibre optic Internet from their operator of choice.

PLUMBING INSTALLATION

Hot and cold water installation with cross-linked polyethylene pipes (Wirsbo). Fitted with a main stopcock and a stopcock in each wet room.
Drainage network as per the DB-HR section of the CTE.

Sanitary ware:

- Main bathroom:
    - WC by JACOB DELAFON, mod. RODIN
    - SALONI shower tray, ACROM WHITE model, 80cm in width
    - VIVIENNNE 100cm vanity unit from Jacob Delafon, ARLINGTON OAK FRONT AND FRAME
    - Mirror included.

- Guest bathroom:
    - WC by JACOB DELAFON, mod. RODIN
    - SALONI shower tray, ACROM WHITE model, 80cm in width
    - VIVIENNNE 80 cm vanity unit from Jacob Delafon, ARLINGTON OAK FRONT AND FRAME.
    - Mirror included.

The stainless steel taps are by TRES, CUADRO model. Glass

partition in both bathrooms.

INSTALLATION FOR DHW PRODUCTION

Individual domestic hot water production system per dwelling, powered by an aerothermal heat pump, comprising an outdoor unit and an indoor unit consisting of a wall-mounted hot water storage tank.

PHOTOVOLTAIC INSTALLATION

Renewable electricity produced by means of a shared photovoltaic system for the partial self-consumption of the building.

The system consists of a set of photovoltaic panels installed on the roof.

AIR CONDITIONING INSTALLATION

Air-conditioning installation in each dwelling by means of a heat pump system (hot and cold air-conditioning). Each unit consists of an indoor air conditioning unit for ducts and an outdoor condensing unit. To control the temperature, each dwelling has a room thermostat with cut-off device, temperature selector and winter-summer mode. Air supply and return are via ducting concealed in false ceilings. White lacquered grilles.

VENTILATION

A mechanical ventilation system will be installed in each dwelling in accordance with the stipulations of the “Indoor Air Quality” section (HS3) of the Technical Building Code (CTE).

Air intake is provided via multi-point closing window systems with micro-ventilation openings in living room and bedroom windows. Air circulation inside the dwelling is facilitated through the interior doors which have an opening for this purpose. Each home is equipped with mechanical extractors connected to individual ducting systems in kitchens and bathrooms.

KITCHEN

The kitchen features wall and base units finished in “natural Swiss oak”, in combination with Austria Cotton finish and a SILESTONE NORTH WHITE worktop

It is equipped with BOSCH appliances, including an electric oven, an induction hob, an extractor hood, a microwave oven, a built-in dishwasher, a washing machine, a fridge and a single-basin stainless steel sink.

ENERGY RATING

The energy rating scale measures the energy consumption considered necessary to meet our building’s energy demand,



as well as its CO2 emissions, based on standard usage conditions. The law requires buildings to be classified with a letter on a scale. This scale is related to a number of indicators that are directly related to CO2 emissions. This scale is A, B, C, D, E, F, G.

These dwellings have an A energy rating.

LIFTS

Each building has a lift with a capacity of 6 people in a barrier-free design.

EXTERIORS

The building will have a communal swimming pool
with toilets. Landscaped green areas.
A pedestrian footpath connects the blocks to each other, The building includes a basement garage for doorways 1-2-3.

MISCELLANEOUS

Access to the garage is via motorised doors that can be opened by remote control.

Pre-installation of conduits at each private parking space for optional electric vehicle charging.



The above specifications may be modified by the project's Technical Director during the course of the works, for justifiable technical reasons or due to stock shortages or delays in delivery by suppliers which affect the delivery date of the property. Any such changes will be made using elements of similar quality. In any case, the owner will be formally notified of any such changes.