MEMORIA DE CALIDADES

DESCRIPTION OF MATERIALS

FOUNDATIONS AND STRUCTURE

Reinforced concrete foundation as per requirements of the Geotechnical Study of the land. The other building floors are made of a reinforced concrete structure.

ROOFING

Non-walkable inverted roof, with the following layers from the inside out: slanting structure made with autoclaved aerated concrete, a layer of self-levelling cement mortar, a layer of oxidized asphaltic primer, a double waterproofing layer, a geotextile membrane, a layer of protective cement mortar, thermal insulation, geotextile film and a layer of aggregate.

Roofing of community areas over non-heated spaces, with the following layers from the inside out: slanting structure made with autoclaved aerated concrete, a layer of protective cement mortar, a primer layer with oxidized asphaltic paint, double waterproof layer, geotextile film, protective cement mortar and a finish according to Project specifications.

EXTERNAL ENVELOP

Envelop consisting of the following layers from the outside to the inside: perforated brick layered according to Project specifications, thermal insulation with projected polyurethane or XPS, cavity, dry wall cladding with metallic structure made in galvanized steel, thermal-sound insulation with mineral wool and laminated plasterboard.

INTERIOR PARTITIONS

The walls between properties are made of sound-proofed brickwork with cladding on each side made and a galvanized steel metallic structure, thermal and sound insulation consisting of mineral wool and laminated plasterboard.

The walls inside the properties are made of laminated plasterboard, a galvanised steel metallic structure, thermal and sound insulation by means of mineral wool and laminated plasterboard. Water-resistant laminated plasterboard in water-exposed areas.

CEILINGS

Plasterboard has been installed on the ceilings of the living-room and bedrooms, as well as on the suspended ceilings of the water-exposed areas and corridors. They are finished in plain plastic paint and can be dismantled in bathrooms that house air-conditioning machines.

INTERIOR FLOORING AND WALLS

Properties

In the living-room, bedrooms, kitchen, corridors and hallways the properties are provided with prime-quality laminated floorboards that are highly resistant to abrasion and impact and fitted on a layer of polyethylene foam. The skirting board is white in line with the woodwork.

Bathrooms and washrooms are laid in prime-quality ceramic floor tiles.

The walls are tiled with prime-quality ceramic tiles (only in the shower area) and plain plastic paint according to Project Management design.

Community areas

The gymnasium and social club are laid with prime-quality floorboards that are highly resistant to abrasion and impact and fitted on a layer of polyethylene foam. The skirting board is white.

The walls follow the design laid out by Project Management.

EXTERIOR FLOORING AND WALLS

Patios

The floors are finished in anti-slip no-frost floor tiles, suitable for exterior areas.

Community areas

Anti-slip floors suitable for exterior areas.

BATHROOM UNITS AND TAPS

Prime-quality white vitrified porcelain bathroom units.

Resin shower bases in both bathrooms.

Prime-quality single lever taps.

The washing basin is embedded in the vanity unit.

INTERIOR WOODWORK

Interior doors are made of white-lacquered wood, with a chromed handle system, according to Project specifications.

Block-type modular wardrobes with upper shelf, hanging bar, doors in the same colour and design as the interior doors.

EXTERIOR WINDOWS AND DOORS

Windows are made in PVC and can be hinged, sliding or tilt and turn depending on Project specifications. With double-glazing and CLIMALIT-type insulating chamber.

The doors leading to patios are built in safety laminated double glass.

Manually-operated roller blinds with thermal insulation in bedrooms.

VARIOUS SYSTEMS

Hot sanitary water is provided by an aerothermal heating system as specified in the Final Construction Plan.

Air-conditioning: Hot/cold air is provided by an air-conditioning system supplying air through ducts to the living-room, bedrooms and kitchen. Only in the kitchen, air-conditioning is provided by a heat pump system.

Mechanical ventilation system in kitchens and bathrooms.

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TV and ethernet connections according to telecommunications standard ICT 2 in living-room, kitchen and bedrooms.
Prime-quality electrical switches according to Project design.

Exterior lighting on walls facing the garden.

TV connection and electricity outlets in patio. Water supply tap in patio, according to Project design.

Preinstalled electrical vehicle charging station.

Automatic access door to housing estate with remote opening system.

KITCHENS

Equipped with high-pressure laminated wall and floor units. Silestone worktop and sink according to Project Management design.

The appliances include fridge, washing-machine, dishwasher, induction hobs, oven, microwave and cooker hood with extractor fan.

SAFETY FEATURES

Security entrance door with peephole, hinges and security lock.

Anti-pull folds system, security window fittings and security glass to prevent trespassing installed in exterior windows and doors on ground floor properties.

Master keys with various security levels for access to housing estate.

Enclosed residential complex with private access only and access control booth.

Video telecom system at the access to the housing estate.

HOUSING ESTATE AND COMMUNITY AREAS

The housing estate is provided with twoo salt chlorinated pools, one for swimming and other for relaxation.

Fully-equipped gymnasium, a social club and a coworking area.

Community areas are provided with gardens and lighting system, as well as an automatic irrigation system according to Project specifications.

Portable defibrillator in community areas.

NOTE: The stone and natural wood elements employed are natural materials with potential lack of uniformity in terms of shade and colour as well as unavoidable imperfections.

Project Management shall be responsible for assessing whether the quality of the natural stone is admissible or repairs should be conducted in each case.

THE MATERIALS DESCRIBED HEREIN MAY BE MODIFIED AT PROJECT MANAGEMENT DISCRETION AND REPLACED BY OTHER MATERIALS OF SIMILAR OR ABOVE QUALITY.

Malaga, 03th of October 2024

DEPARTAMENTO TÉCNICO
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