

BUILDING SPECIFICATIONS

ALMAZARA VIEWS RESIDENTIAL (UA1)

45 TOWNHOUSES AND POOLS

ISTÁN, MÁLAGA

29th November 2022

FOUNDATIONS AND STRUCTURE

Solid, reinforced concrete slab foundations. Structure with braced pillars, slabs, and reinforced concrete, 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 dwellings with 15cm of honeycomb ceramic brick with plaster on both sides and a plasterboard layer with a self-supporting structure and a rockwool insulating layer to both sides.

Partition walls with plasterboard and self-supporting structure. Exterior enclosures with a 15cm layer of honeycomb brick, plaster to both sides, polyurethane foam thermal insulation, *plasterboard with a self-supporting structure, and rockwool insulation.*

ROOFS

Inverted flat roofs with 8cm 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

Plasterboard false ceilings to both the ground and first floors. Mouldings and curtain rails in accordance with the ceiling details on the plans.



FLOORS AND TILING

- Entrance hall, hallways, living room, bedrooms, kitchen/utility room, and bathrooms have flooring tiles by SALONI, model BYBLOS ARENA 90x90cm.
- Ceramic skirting tiles 15x90cm.

- Utility room:
 - ❖ Tiling: Interior of appliance cupboard is tiled with BYBLOS WHITE BODY ARENA 40x120cm.

- Main bathroom and 2nd bathroom:
 - ❖ Tiling:
 - * One wall: SALONI brand, model BYBLOS ARENA MISTEN, 40x120cm.
 - * Rest of walls: SALONI brand, model BYBLOS ARENA, 40x120cm

- Washroom:
 - ❖ Tiling:
 - * All walls in SALONI brand, model BYBLOS ARENA, 40x120cm.

- Solarium and terrace tiling: SALONI PORCELAIN non-slip, model BYBLOS ARENA 90x90cm, skirting tiles: model BYBLOS ARENA 10x90cm.

EXTERIOR CARPENTRY:

Sliding door to the living room (series S88RP) and/or bifold doors to bedrooms (series S64RP) by STRUGAL in "BROWN" RAL 8014 with double glazing, anti-impact glass to patio doors onto the terrace.

Motorised aluminium roller shutters in "BROWN" to bedroom windows with exterior-mounted expanded polystyrene housing and motor incorporated into the drum.

INTERIOR CARPENTRY

Armoured entrance door.

Plain interior doors, with a FINSA CAMBRIAN OAK SEGA melamine finish. Plain sliding doors to wardrobes, with a FINSA CAMBRIAN OAK SEGA melamine finish. Interior panelling in FINSA LINEN TEXTILE in colour CANCUN, with luggage shelf, hanging rail 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.



SCHNEIDER switches and sockets in anthracite colour,
model D-LIFE. Individual electric meter.

A lighting package as detailed in the plans of your home is included. Recessed,
tilting light fittings by BPM or a similar brand in black colour, with LED bulbs.

TELECOMMUNICATIONS INSTALLATION

TV points, fibre-optic, telephone and data points, and pre-installation for B.A ??
burglar alarm? in the living/dining room. TV points, telephone and data points and pre-
installation for B.A in master bedroom, and TV and telephone/data points in other
bedrooms.

Digital terrestrial antenna and satellite dish.

Installation compliant with the Telecommunications Law.

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 by JACOB DELAFON:

- Main bathroom: WC model RODIN PLUS by JACOB DELAFON, imitation
textured slate shower tray in white, unit with double washbasin measuring
140cm with fascia in Quebec oak, black lacquered frame by JACOB DELAFON,
model VIVIENNE, mirror included.
- Second bathroom: WC by JACOB DELAFON, model RODIN PLUS, imitation
textured slate shower tray in white, white countertop unit, model VIVIENNE,
with single 80cm washbasin with fascia and framework in Quebec Oak colour
and mirror included.
- Cloakroom: WC model RODIN PLUS by JACOB DELAFON, white unit with one
washbasin measuring 80cm with fascia and black frame by JACOB DELAFON,
model VIVIENNE, mirror included.

Fixed glass shower screens are included in both bathrooms.

Taps are by TRES, model CUADRO in BLACK.

DOMESTIC HOT WATER PRODUCTION

Individual domestic hot water production system for each home with
aerothermal heat pump.

AIR CONDITIONING INSTALLATION

Installation of heat pump-driven hot and cold air conditioning system in every
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. The
air supply comes through ducts located in the false ceiling and vents are of lacquered
aluminium in cream white.



VENTILATION INSTALLATION

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 is facilitated inside the home by opening 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.

Separate from the general ventilation system, the kitchens have an extraction system in place for the hob area, as required by current regulations.

KITCHEN

Fitted kitchen with units model SUIZA in TRUFFLE OAK coloured melamine with worktop by SILESTONE in MARENGO GREY, flush door opening to units and skirting boards in black.

Equipped with an electric oven, microwave, induction hob, extractor hood, washing machine, panelled refrigerator, dishwasher, and a 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.

These homes will have an energy rating B

To achieve this rating, as well as improved construction systems, it is worth highlighting the following:

- 4 + 4 cm insulation to façades.
- 8 cm insulation to the roof.
- 4 cm insulation to foundation floors.

EXTERIOR

Communal pool with showers and toilet facilities.

Prefabricated cement slabs form the exterior pathways of the plot that connect the apartment blocks.

GARAGE

The garage is accessed via a communal entrance, although each home has its own private garage with motorised folding door and access to their home by an internal staircase.

The stairwell enclosure in the basement will be built using a layer of 15cm honeycomb brick, plastered on both sides, polyurethane foam thermal insulation, plasterboard with a self-supporting structure and rockwool insulation.

- Floor: Continuous grey quartz flooring.
- Brick walls will be rendered with mortar cement and finished in acrylic paint.
- Ceilings will be plastered and have an acrylic paint finish.
- There will be 1 hermetic light fitting, holding 2 fluorescent lights measuring 1m x 36cm and tubing will be visible in the basement.

A handwritten signature in blue ink, consisting of a large, stylized initial 'P' followed by a cursive name.