

BUILDING SPECIFICATIONS

Manilva, province of Malaga



FOUNDATION & STRUCTURE

Reinforced concrete with bidirectional slabs according to current regulations.



FAÇADES

Façade enclosure based on brick masonry cladding on the exterior according to the façade design, interior thermal insulation, air chamber, partitioning with laminated plasterboard partitions on the interior, fixed with metal profiles.

Protection of terraces with masonry parapets and glass railings with metal profiles, according to facade design combination.



ROOFING

Non-trafficable inverted flat roof with gravel finish. Walkable roof finished with non-slip stoneware for exteriors.



EXTERNAL CARPENTRY

Carpentry on metal frame in façade openings, with thermal bridge break, forming a set between carpentry and glass with thermal and acoustic performance, according to regulations.

Blinds in bedrooms, of PVC or aluminum slats with injected thermal insulation.

Double glazing with air chamber forming a set of high thermal and acoustic performance.



PARTITIONS

Interior partition walls of laminated plasterboard, with metal supporting structure and interior thermal-acoustic insulation.

Separation between dwellings formed by masonry partition walls and laminated plasterboard lining and thermal-acoustic insulation on both sides.

Separation between dwellings and common areas formed by masonry partition walls, with plaster lining on the outside and laminated plaster lining and interior thermal-acoustic insulation on the inside.



INTERIOR WOODWORK

Reinforced door in access to housing, lacquered in white, security hardware, exterior handle and optical peephole.

Interior doors with flat door leaf with horizontal interlining, with lacquered finish, hanging hardware and handle.

Modular closets, hinged or sliding according to type, matching interior doors, melamine interior finish, trunk shelf, and hanging bar.



PAINT

Vertical walls in interior of houses in smooth plastic paint in soft color. Horizontal walls in interior of houses in smooth white plastic paint.



FLOORINGS & COVERINGS

Ceramic tile flooring throughout the house with white lacquered DM baseboard.

Top quality ceramic tiling in bathrooms. Smooth false ceiling in areas where the air conditioning ducts run.

False ceiling in bathroom for placement of air conditioning machine.



AIR CONDITIONING & HOT WATER

Individualized Aerothermal System for DHW. Installation for air conditioning (hot-cold pump) through ducts with grilles in living room and bedrooms, with indoor and outdoor unit.



SANITARY APPLIANCES & TAPS

White vitrified porcelain sanitary fixtures.

Extra-flat shower in bathrooms. Thermostatic faucets in main bathroom shower and mixer taps in secondary bathroom and sinks. Cabinet with washbasin in main bathroom.

Mirror in bathrooms. Faucets in terraces according to typology.

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TELECOMMUNICATIONS

Electrical installation in accordance with Low Voltage Electrotechnical Regulations. Telecommunications installation in the house (basic telephony and telecommunications) with outlets in the living room, bedrooms, kitchen and terrace. Video intercom in accesses to urbanization and intercom in portals.



KITCHEN FURNISHINGS

Kitchen furnished with worktop and area between furniture of compact material and equipped with appliances, distribution according to housing typology. Appliances: electric oven, induction hob, extractor hood, refrigerator, dishwasher, washing machine, microwave. Stainless steel sink and mixer taps.



COMMUNAL AREAS & VARIOUS

Fully enclosed and fenced residential complex. Low consumption lighting in accesses, interior roads and gardens. Outdoor communal swimming pool with night lighting system, with saline chlorination. Landscaped areas with lawns and tree and/or shrub species.

Gastroteca area.

Pre-installation of power in basements for charging electric vehicles according to regulations.



HOME PERSONALIZATION*

Possibility of choosing between different options of finishes of general flooring of the house, tiling and flooring in bathrooms and kitchen countertop.

* *Decision deadline depending on the degree of execution of the work.*



ENERGY RATING

This energy efficiency rating, which is merely informative, is provisional and subject to modifications at the design stage.

