



QUALITY SPECIFICATIONS

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FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundations and structure according to geotechnical study and current regulations.
An independent technical control, ensures the perfect execution of the structure.

FACADE

- The enclosures of the dwellings are made with the capuchina system where the air chamber and the thermal insulation provide the necessary comfort to the dwelling. Finished with monolayer mortar with continuous cladding.

ROOFS

- Terraces-Solariums in dwellings are finished with anti-slip Porcelain Stoneware flooring after forming slopes, waterproofing with asphalt sheeting or similar and a layer of levelling mortar.
- Sloped roofs finished with protection mortar prior to the formation of pending, levelling layer of mortar. waterproofing with asphalt sheeting or similar, protective mortar and extruded polyurethane thermal insulation.

BUILDING AND COATING

- The interior distribution of the houses will be made by system of plasterboard walls and acoustic insulation of mineral rock wool.

- Thicknesses is according to needs and uses.

- The divisions between houses are made of solid perforated brickwork masonry one half foot thick, acoustic insulation with mineral rock wool and plasterboard paneling.

CEILINGS

- False ceilings of laminated plasterboard in hallways, bathrooms and in areas where necessary in order to hide the installations with registers for its maintenance.

PAINT

- Exterior acrylic paint on the white façade.
- Plastic paint in a soft color on vertical and horizontal walls in the interiors of houses.

INTERIOR WOODWORK

- Reinforced high security entrance door with anti-lever hinges and security lock, exterior and interior finishing like the rest of the interior doors of the house.
- Interior doors of the house in block will be smooth lacquered in white and matt chrome handles.

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- Built-in closets with fronts and interior lining of the same finish to match the interior carpentry of the house and interior distribution with drawer units.

EXTERIOR WOOD AND METAL WORK

- Exterior PVC frames with maximum guarantees, indicated in the technical project. Sliding, folding, pivoting and tilt-and-turn windows depending on the project.
- Double glazing with air chamber, Climalit type or similar, with security on balcony doors. Safety glass on terrace railings and interior doors.

SCREENS

- In bathrooms open to the bedroom, the doors and screens of the showers and toilets have laminated glass and in the bathrooms on Level 1 the showers have screens.

ROAD SURFACE AND TILED

- In bathrooms, tiling of vertical surfaces with porcelain gres.
- In bathrooms and kitchen, tiling of horizontal surfaces with first quality porcelain gres.
- In the rest of the house, interior and exterior paving with first quality porcelain gres.

SANITARY FIXTURES AND FITTINGS

- Porcelain toilets, non-slip resin shower trays.
- Washbasins on furniture.
- Cisterns with double flush water saving system.
- Ecological mixer taps with perlators and hot water saving system.



PLUMBING AND SEWERAGE

- Separative sewage and rainwater network in high-resistance PVC pipes with a soundproof evacuation system.
- Domestic Hot Water (DHW) production through an Aerothermo with enough capacity storage for each home.

HEATING AND AIR CONDITIONING

- Ventilation and air renewal system throughout the house, according to the DB-HS technical code.
- Ducted air conditioning through heat pump by Jhonson A++ in ground floor and level 1, controlled by APP .
- Airzone system- Individual temperatura regulator for each room.
- Pre-installation AACC in the basement floor.
- Electric underfloor heating in bathrooms in level 1 .

ELECTRICITY

- Complete basic electricity installation with switches and sockets of leading brands, and main and secondary panels in compliance with the REBT.
- Electrical installation with protection switches and separate networks in the main switchboard.
- TV and data connection points in all main rooms.
- Motorized foscurit roller blinds in bedrooms with southern facade and pre-installation of motorized shutters in the rest of the bedrooms.
- Preinstallation for motorized blinds in living rooms.
- USB sockets in living room, kitchen and bedrooms.



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VIDEO DOOR PHONE

- Video intercom system with color camera and direct communication to the entrance of the residential complex.

LIGHTING

- Exterior architectural lighting.
- Recessed lighting with spotlights in bathrooms and hallways.
- Luminaires on exterior walls, terraces with spot lighting.

TELECOMUNICATIONS

- Common Telecommunications Infrastructure (ICT), for the reception and distribution of radio and television signals, including pre-installation for digital platforms, with RTV and TLCA (cable TV) outlets in the living room, kitchen, bedrooms, and terrace.
- Basic telephony and ISDN network with outlets in the living room, bedrooms, and kitchen.

KITCHEN

- Fully equipped and furnished kitchen with high and low cabinets. Top-quality compact quartz countertop.
- Design and chromatic quality advice.
- The customer can choose from three colors of door finishes and countertop colors.
- Appliances: Including Refrigerator, Microwave, Oven, Induction hob, Extractor hood, Sink, Dishwasher. (2-year warranty).
- Washing machine and dryer, located according to plans.
- All equipment has an A or higher energy rating.

SWIMMING POOL

- Private infinity pool, installed with automatic salt chlorinator. It is delivered filled and in operation, as well as the night lighting by LED.

PARKING

- Pre-installation of electric vehicle charging points will be available in all homes.

GARDENING AND LANDSCAPING

- Mediterranean and tropical design of landscaping composed of grass (TP), shrubs, trees, and all hedge planting along the perimeter of the plot, including electro-welded fencing (2m high) to guarantee privacy and enclosure of the plot.
- Complete installation of automatic irrigation system and outdoor lighting.

PHOTOVOLTAIC SYSTEM

- Houses are provided with preinstalation for the instalation of photovoltaic systems on the roof of the houses.



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INTERIOR STREET AND PLOT ENCLOSURE

- Pedestrian zone and roadway with traffic with prefabricated concrete bicolour pavers.
- Perimeter enclosure in contact with the public road through a brick wall and tubular profiles.
- Separation with tubular profiles between homes in Solarium with adjacent pools.

NETWORKING CENTER

- Equipment for meetings including printer, high-speed internet, TV, and equipment for presentations.

COMPLIANCE WITH REGULATIONS

- According to the corresponding regulations for energy efficiency of new buildings, the development has the following category of energy efficiency and it can be subject to modifications during the project phase:

CONSUMO DE ENERGÍA PRIMARIA NO RENOVABLE [kWh/m²·año]	EMISIONES DE DIÓXIDO DE CARBONO [kg CO ₂ /m²·año]
< 24,5 A 24,5-42,3 B 42,3-69,1 C 69,1-108,5 D 108,5-226,7 E 226,7-247,1 F ≥ 247,1 G 29,46 B	< 5,6 A 5,6-9,7 B 9,7-15,8 C 15,8-24,7 D 24,7-52,4 E 52,4-59,2 F ≥ 59,2 G 4,99 A

COMPLIANCE

The residential complex of 16 dwellings developed by ASOCIADOS PEREA ARROCHA, S.L., in La Cala de Mijas, Mijas, Malaga complies at all times with the regulations in force.



INTERIORS AND FINISHINGS



In addition to the selected range for the homes, additional customisations can be offered from the wide catalogue of Saltoki Home products, which entail an additional cost.

- Kitchen cabinets doors and countertops
- Eletrical appliances
- Bathroom floor and wall tiles
- Type of sinks, furniture of sinks, showers and mirrors



MYSTONE

60 X 60

Porcelánico
Porcelain Body

Piedra veteada
Marbled stone



White 60x60 cm.
White 60x60 cm. Rect.

0810526047
0810509050



Cream 60x60 cm.
Cream 60x60 cm. Rect.

0810526049
0810509052



Pearl 60x60 cm.
Pearl 60x60 cm. Rect.

0810526048
0810509051

MYSTONE

30 X 90

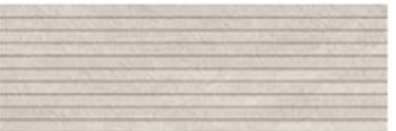
Pasta Blanca
White Body

Piedra veteada
Marbled stone



White 30x90 cm.

0810509040



Relieve White 30x90 cm.

0810509043



Cream 30x90 cm.

0810509042



Relieve Cream 30x90 cm.

0810509045



Pearl 30x90 cm.

0810509041



Relieve Pearl 30x90 cm.

0810509044

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CUSTOMIZATION

EXTRAS

The following details are not included in the customization plan and suppose an extra cost:

- Photovoltaic system
- Electrical Car charger
- Home lift
- Pool heating
- Pool cover
- Indoor blinds where they are not included
- Smart home system
- Change shower tray with bathtub
- Change refrigerator with double refrigerator
- Built in wardrobes where are not included
- Parking space pergola / cover
- Alarm System
- Decorative lighting
- Outdoor furniture

COMIING SOON

FURNITURE PACKS

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