

BUILDING SPECIFICATIONS REPORT

FOUNDATIONS AND STRUCTURE

Reinforced concrete foundation built in accordance with the site's Geotechnical Study. Reinforced concrete frame structure used on the other floors of the building.

ROOF

Non-passable inverted roof, consisting of, from the inside outwards: sloping aerated concrete, a regularising mortar layer, oxy-asphalt primer, double waterproofing sheet, geotextile, layer of protective mortar, thermal insulation, geotextile film and finally a layer of aggregate.

Passable roof, consisting of, from the inside outwards: a vapour barrier, thermal insulation, geotextile film, sloping aerated concrete, a regularising mortar layer, oxy-asphalt primer, double waterproofing sheet, protective mortar, finished as per design specifications.

Roof on terraces or common areas over unheated spaces: consisting of, from the inside outwards: a vapour barrier, formation aerated sloped concrete, a layer of protective mortar, oxy-asphalt primer, double waterproofing sheet, geotextile film, protective mortar, finished as per design specifications.

EXTERNAL CLADDING

acade consisting of, from the outside inwards: perforated brick coated as per design specifications, thermal insulation with projected polyurethane, air chamber, dry partition cladding with galvanised steel metal structure, thermal-acoustic insulation of mineral wool and laminated plasterboard.

INTERIOR DIVIDING WALLS

Between properties: sound-acoustic brickwork, lined on each side with a galvanised steel structure, thermal-acoustic insulation of mineral wool and laminated plasterboard.

Inside the properties: laminated plasterboard, galvanised steel metal structure, thermal-acoustic insulation of mineral wool and laminated plasterboard. Laminated waterproof plasterboard in wet areas.

Between properties and common areas: sound-acoustic brickwork, lined inside the properties with a galvanised steel structure, thermal-acoustic insulation of mineral wool and laminated plasterboard. Cladding in common areas in accordance with the Project & Site Management's design.

CEILINGS

Plaster ceiling in the living room and bedroom areas, and false ceilings in areas that have installed equipment and facilities, water resistant wet areas. Finished with smooth emulsion paint.

Removable ceiling in bathrooms where air conditioning machinery is located

INTERNAL FLOORING AND CLADDING

Properties

DEKTON ceramic flooring in living rooms, bedrooms, kitchens, hallways and entrance areas. White ceramic skirting board to match woodwork.

In bathrooms and toilets, DEKTON ceramic flooring is used as in the rest of the property.

On walls, DEKTON ceramic tile pieces are used in bathrooms (shower area, toilet and sink) and smooth emulsion paint in accordance with the Project & Site Management's design.

Common areas

In hallways, flooring and stair treads steps as per design specifications.

Vertical coverings in accordance with the Project & Site Management's design.

EXTERIOR FLOORING AND CLADDING

Terraces and patios

Finished with non-icy, non-slip flooring, suitable for outdoor use.

Common areas

Non-slip flooring suitable for outdoor use.

SANITARY EQUIPMENT AND TAPS

Top-quality vitrified porcelain toilets, colour white.
Resin shower trays in both bathrooms.
Top-quality single-lever taps.

INTERNAL JOINERY

White lacquered wooden entrance doors, with steel handle opening system, as per design specifications.

Modular block-type cabinets, separating shelf, hanging bar, doors in the same colour and design as the hallway doors; in secondary bedrooms and the hallway.

In the master bedroom, lined inside with separating shelf, hanging bar and semi-open grid at the sides.

OUTDOOR JOINERY

Aluminium folding, sliding or tilt-and-turn as per design specifications, double glazing and insulating chamber of CLIMALIT type.

On exits to terraces: double laminated safety glass.

Air intake opening for ventilation.

Roller blinds with manual operation and thermal insulation in bedrooms.

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MISCELLANEOUS INSTALLED EQUIPMENT

Domestic hot water provided via an electric storage tank and solar exchanger powered by communal solar panels or aerothermal energy for DHW only, based on the final design.

Air conditioning: Hot/cold air conditioning using ducted distribution in living room, bedrooms and kitchen. In kitchen: propelled air only.

Individual mechanical ventilation system in kitchens and bathrooms.

OTHER

TV and internet ICT 2 sockets in living room, kitchen and bedrooms.

Top-quality electrical mechanisms in accordance with the project design.

Outdoor lighting on terraces and patios.

Pre-installed electric vehicle charging.

Tap for water intake on terraces in accordance with project plans
Motorised garage access door with remote-control locking system.

Top-brand lifts with automatic doors,suitable for disabled people.

KITCHENS

Fitted with wall units and base units in high-quality laminate
Silestone countertops, sink, in accordance with Project & Site Management's design.

Appliances included are: refrigerator, washing machine, dishwasher, induction hob, oven, microwave and extractor hood.

SECURITY

Reinforced entrance door, with peephole, and security hinges and lock.

Anti-lever plates, security hardware and anti-intruder security glass used in exterior carpentry on the ground floor.

Master keys with different security levels for access to the development, main doors, properties and garage.

Gated residential complex with private access.
Video intercom at access points to the site and at main entrances.

THE RESIDENTIAL COMPLEX AND COMMON AREAS

Outdoor splash pool with saline chlorination.

Indoor swimming pool with solarium and changing rooms.

Coworking room

Landscaped common area with lighting and automatic irrigation system as per design specifications for the complex.

Storage rooms with light source.

Portable defibrillator in common areas.

PLEASE NOTE: In relation to stone and natural wood, please note that it is a natural material that is not uniform in terms of shades and colour, and therefore contains inevitable imperfections.

It will be up to the Project & Site Management of the works to determine, in each case, whether the quality of the natural stone is acceptable or whether any repairs are needed.

THESE QUALITIES ARE SUBJECT TO CHANGE BY THE PROJECT & SITE MANAGEMENT AND ITEMS MAY BE REPLACED BY OTHER OF SIMILAR QUALITY AND OF NO LESS QUALITY THAT THOSE INITIALLY PROVIDED.

Malaga, 25 June 2024.