

BUILDING SPECIFICATIONS

52 DETACHED AND SEMI-DETACHED HOMES

SECTOR UPR-R1, ESTEPONA (MÁLAGA)

ARCHITECT

ISMAEL MÉRIDA GÓMEZ

FOUNDATIONS AND STRUCTURE

Isolated footings and beams of reinforced concrete will be used, type HA-25, with a strength of 250 kg/cm² and a structure of reinforced concrete pillars and infill slabs of ceramic plates with reinforced concrete capping, as per TECHNICAL BUILDING CODE.

There is the option of a modular system structure and exterior walls with the SISMO system, from the company SISMO BUILDING TECHNOLOGY SPAIN, with prefabricated structure in reinforced concrete and insulation, reducing the energy consumption of the dwelling. This system complies with European guidelines 2020 and the European Eco Label, reaching Energy Efficiency Ratings A and B.

ROOF

Accessible flat roof with sprayed polyurethane foam heat insulation, cement capping laid to falls, 4 kg asphalt based waterproofing ESTERDAM SBS-40-P, from DANOSA, coated with cold asphalt based paint, protective cement layer and finished with non-slip tiles "TECHWOOD", or white gravel, as per drawings.

EXTERIOR WALLS

The exterior walls will be 30cm thick insulated cavity brickwork made up of two layers of 12cm thick lightweight brick, plastered inside and cement rendered outside with polyurethane foam insulation in the cavity.

There is the option of the SISMO system previously described: wall formed by insulation panels, EPS, 4 cm thick each, covering 15 cm of reinforced concrete; and outer metallic mesh for plasterboards or other plaster solution.

INTERIOR WALLS

The interior walls will be 7 cm thick brickwork and cement mortar P-350 in a 1: 6 ratio.

The staircase is made with a metal structure, as per drawings, with wood steps.

PLASTERING AND CLADDING

The external vertical surfaces, roof and underneath the eaves will be rendered and burnished with fine cement mortar in a ratio of 1:6.

The indicated surfaces of the façades will be covered with wooden phenolic panels, as per drawings.

Interior Walls of the property will be plastered with carlite plaster. Plasterboard panels will be used in the false ceilings, as per drawings.

The kitchen will be tiled with ceramic tiles. Colour and type to be chosen by the Project Managers.

Bathrooms will be partially tiled with ceramic tiles, except in the wet areas which will be tiled up to a height of 2.20 m. Fixed with tile cement.

The showers will be finished in vitreous glass mosaic tiles on both floors and walls.

The interior flooring will be first quality large format ceramic tiles. Skirting boards of 15 cm will be done in the same material.

- Wood floor from JUNKERS or similar in bedrooms. 12 cm skirting board in the same material.
- Non-slip ceramic tiles or Techwood tiles on terraces and exterior stairs.
- Tropical IPE or similar wooden decking on the sun terrace and next to the pool, approximate area of 14 m².
- Terrazzo tiles 40x40 in garage and storage laundry, skirting board in the same material.
- Exterior areas in ceramic tiles of the same quality as the exteriors.
- Windowsills in natural stones (type limestone), with levelling mortar, waterproofing with asphalt sheet 4 kg, with protection.
- Kitchen top in granite, marble or solid wood, including kicker plate.
- Sandstone cladding on the surfaces indicated in the drawings.

Neo white: standard floor for the hall, living, dining and kitchen floor (downstairs). Size of tiles are 60cm by 60cm and in matt. Upgrade: Rodano 80 by 80 matt or Newport natural 80 by 80		Neo white
		Rodano
		Newport
Floor bedrooms: Life1L Desert: standard laminated floor for all the bedrooms Upgrade: Eden sand, real wood		Life1L Desert
		Eden sand
Ruggine: standard bathroom floor and wall, choice of two colours. Upgrade: Mosaic tibit as wall (to combine with beige floor Ruggine) or Mosaico antracita as wall to combine with grey floor.		Ruggine
		Mosaic tibit
		Mosaico antracita

EXTERIOR METALLIC CARPENTRY

The exterior metallic carpentry will be in lacquered gray ANTHRACITE coloured aluminum, from SCHÜCO or similar.

- Steel railings outdoors with steel cable ties.
- Stainless steel balustrade on interior stairs including handrail with stainless steel cables.

The entrance gates to the garage will be metal automatic activation.

WOOD CARPENTRY

The entrance doors will be reinforced, lacquered on the inside and with a wood treatment on the outside, with door leaf as per drawings.

- Smooth lacquered internal doors spray-painted in white, leaf as per drawings, height 2.20 m, with a timber panel to the ceiling and stainless steel fittings and door furniture. Sliding Wardrobe doors in the same material and characteristics as the internal doors.

The wardrobes interiors will have drawers, hanging rails, and divisions.

The bathroom and bedroom doors will have locks.

The pergolas shown in the drawings will be made of wood treated for exterior use.

PLUMBING, DRAINAGE AND FIXTURES

Siphon Traps in bathrooms and toilets, with top quality chromed screw caps.

System for recycling rainwater, collected on the roof for use in irrigation.

Option: system for reusing this rainwater for consumption connected to the plumbing network.

An electric immersion hot water heater will be installed.

Sanitary ware vitrified white from Porcelanosa, Villeroy & Boch or similar.

Grohe chrome mixer taps or similar, including thermostat control in bathtubs and showers.

GLASS

6 + 4 + 6 mm. Climalit reflective glass double glazing throughout.

Mirrors over the washbasins.

Shower screens and doors in laminated safety glass.

PAINT

The exterior paint will be plastic, including walls and ceilings, primer and two coats.

Interior walls and ceilings to be sealer and two coats acrylic Paint applied after initial preparation

Oil based paint on external and internal metal fittings, after application of red oxide primer to prevent rust.

ELECTRICITY

Switches from BITICINO, white finish.

Pre-installation of decorative lighting LED strips, warm white.

Recessed ceiling lamps, down light, LED in bathrooms.

Video intercom from FREEMAX or similar.

Heated towel rack and electric underfloor heating in all bathrooms.

TV and telephone outlets in all main rooms.

Basic domotics (intelligent home) pre-installation for the operation of lighting, alarm, blinds and air con. (Option of full domotics installation)

POOL INSTALLATION

Reinforced concrete structure as per project.

Covered with 2.5 x 2.5 cm mosaic tiles, color to be chosen by the Project Managers.

Stainless steel access ladder with flat non-slip rungs will be installed.

Pool lighting provided by a waterproof 300W lamp.

VENTILATION

All rooms, as well as all interior and exterior carpentry, shall comply with the TECHNICAL BUILDING CODE, CTE HS 3, "interior air quality".

TELEPHONE INSTALLATION

A closed telephone and internet wireless circuit will be installed in the living areas and bedrooms, in compliance with the current regulations of the supplier.

AIR CON INSTALLATION

Air conditioning will be provided by centralised air conditioning hot and cold, reversible unit.

System consisting of internal units supplying each room and a condenser that will be installed on the roof.

SOLAR ENERGY SYSTEM

A solar panel installation has been planned for hot water supply.

KITCHENS

Fully equipped kitchen fitted with low and high level cabinets lacquered in white.

Silestone kitchen top or similar, with integrated sink in the same color.

The equipment includes electric oven, cooking hob, refrigerator/freezer, dishwasher, coffee maker, extractor and microwave oven.

Laundry room with high and low cabinets, with Silestone top or similar, with stainless steel sink and equipped with washer and dryer.

Appliances from Bosch or similar.

WINE CELLARS

Standard: Prefabricated buried cellar, model white spiral cellars, 2m in diameter and 1,85m deep, fully finished with spiral staircase, niches for wine, with glass circular door with manual opening using electromagnet system for the door on one side only. Cellar will allow for storage of approximately 750 bottles of wine.

Option 2 – As above but with motorised door opening to one side only

Option 3 – As above but with climate control for the cellar.

EXTERIORS

Front boundary wall made with 30cm thick brick, rendered and painted on both sides, and metal fence or hedge on top.

Entrance gate to the plot made in brick pillars, rendered and painted height of 2.20 m, and width as per drawings, with automated entrance gates for cars.

Front driveway and parking area in patterned concrete.

Retaining walls in stone or rendered and painted reinforced concrete, depending on the height and the location in the plots.

Metal chain link fence and hedge on secondary boundaries.

Landscaped gardens*, with the following features, depending on the surface of each plot:

- Rear: garden.
- Trees: medium-sized trees average height 3 metres, and date palms.
- Front: white gravel, medium-sized trees.
- Sides: white gravel, bamboo and/or hibiscus hedges.

Exterior electricity installation for different connection points, concrete bases for 4 connection points, access and rear garden, without including lamps.

Plumbing installation with 3 water outlets for exterior areas and sprinkler system.

There will be a preference in these specifications for the use of recycled materials, which will also benefit and improve the energy efficiency rating.

GUARANTEES

10 year statutory structural guarantee

3 year statutory waterproofing guarantee

1 year general building guarantee including kitchens and equipment

Note:

1. Although the information was correct when going to print, the developer reserves the right to make changes without notice.
2. The asterisks (*) indicate items that can be contracted directly by the developer.