

TECHNICAL SPECIFICATIONS

ALMAZARA HILLS RESIDENTIAL (PF1)
32 HOMES AND POOL
ISTÁN, MÁLAGA
10th May 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

False ceilings with plasterboard panels throughout the dwellings. 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.
- Skirting tiles: SALONI BYBLOS ARENA 15x90cm.

- Utility room:
 - ❖ Tiling: SALONI, model CORONA BLANCO 25x40cm.

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

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

EXTERIOR CARPENTRY

Sliding door to the living room and/or bifold doors to bedrooms (series S60RP) 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 energy meter.

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



TELECOMMUNICATIONS INSTALLATION

TV points, fibre-optic, telephone and data points, and pre-installation for broadband in the living/dining room. TV points, telephone and data points and pre-installation for broadband 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, 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 model RODIN PLUS by JACOB DELAFON, imitation textured slate shower tray in white, VIVIENNE unit in Quebec oak with recessed washbasin, 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, comprising an external unit and an interior wall-mounted boiler.

SOLAR PANEL INSTALLATION

Production of renewable energy by means of a communal solar panel installation (PV) to provide power for part of the buildings' energy consumption.

Each block of apartments will have a set of solar panels installed on the roof area.

AIR CONDITIONING INSTALLATION

Installation of heat pump-driven hot and cold air conditioning in each 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 anodised aluminium in 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 a package of appliances by Balay, which includes an electric oven and microwave integrated into a column unit, induction hob, extractor hood, refrigerator, dishwasher, washing machine, and a single sink with mixer tap in black.

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 A

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.

EXTERIORS

Communal pool with showers and toilet facilities.

Landscaped garden areas.

Ceramic non-slip paving (C3) to communal areas.

Prefabricated cement slabs to the pathways that connect the apartment blocks.

LIFTS

Lift in each building, wheelchair accessible, with capacity for 6 passengers.



GARAGE

Each home will have a designated parking space, numbered, with delineation painted on the floor.

Preinstallation of empty conduits is included to provide the option of an electric vehicle charging point.

STORAGE ROOMS

Storage rooms will be plastered, and walls and ceiling painted. Flooring will be created using materials by Saloni.

