

## **BUILDING SPECIFICATIONS**

**TERRA Residential – (Plot M9)  
46 HOMES, COMMERCIAL PREMISES, GARAGES, STOREROOMS, AND  
POOL.**

**San Pedro de Alcántara, Marbella**

Date: 29<sup>th</sup> of November 2022

### **FOUNDATIONS AND STRUCTURE**

Foundations laid using foundation slabs and footings. In compliance with the provisions of the EHE, the NCSE-02 and the CTE (Technical Building Code), the structure consists of reinforced concrete pillars, slabs and waffle slabs.

### **MASONRY**

The dwellings will meet current regulations governing energy efficiency compliance as per the CTE.

Separation between dwellings shall be by means of half a foot of perforated brick, rendered on both sides, and laminated plaster with a self-supporting structure and a blanket of rock wool on both sides.

Laminated plaster distribution partition walls with a self-supporting structure.

External enclosures with a half-foot perforated brick sheet with external rendering, thermal insulation by means of projected polyurethane, laminated plasterboard lining with a self-supporting structure and rock wool insulation.

### **ROOFS**

Inverted flat roofs with 8 cm thick thermal insulation.

### **CLADDING**

Interior walls will be painted in smooth acrylic paint.

The exterior wall cladding will consist of painted cement mortar rendering.

## **FALSE CEILINGS**

False ceilings with laminated plasterboard panels throughout the dwelling. Mouldings and curtain rails in accordance with the ceiling details on the plans.

## **FLOORING AND TILING**

- Entrance hall, living room, bedrooms, kitchen and bathrooms: SALONI MATTEI NATURAL WHITE 90x90cm
- Skirting tiles: SALONI MATTEI NATURAL WHITE 15x90cm
- Main bathroom:
  - ❖ Wall tiling:
    - \* One surface: 60x120cm SALONI brand LAURENT BLACK ANTICATO in vertical.
    - \* Other surfaces: 40x120cm SALONI MATTEI NATURAL WHITE
- Second bathroom:
  - ❖ Wall tiling:
    - \* One surface: 40x120cm SALONI brand FONTANA WHITE
    - \* Other surfaces: 40x120cm SALONI brand MATTEI NATURAL WHITE
- Third bathroom (4-bedroom penthouse homes):
  - ❖ Wall tiling:
    - \* One surface: 30x60cm SALONI brand WAY IVORY LANE
    - \* Other surfaces: 30x60cm SALONI brand WAY IVORY
- Terrace: Terrace and solarium flooring by SALONI, model BYBLOS ROBUR BROWN, 25x150cm format, NON-SLIP. Skirting tiles: ARDESIA AVORIO 15x90cm

## **EXTERIOR CARPENTRY**

Sliding doors and casement windows by STRUGAL, in "SILVER" colour with double-glazing and with toughened glass to the doors leading out onto the terrace.

Aluminium roller shutters on bedroom windows in "SILVER" colour, with exterior drum and expanded polystyrene, operated mechanically via a motor incorporated inside the drum.

## **INTERIOR CARPENTRY**

Reinforced entrance door with a CNC single vertical line.

Smooth interior doors with a CNC single vertical line, finished in FINSA RICHMOND PLUM PORO PROFUNDO melamine. Fittings in black.

Smooth, hinged wardrobe doors, finished in FINSA RICHMOND PLUM PORO PROFUNDO melamine with fittings in black. Interior panelling in FINSA LINEN HABANA-coloured melamine, with a clothes rail, luggage shelf and drawer units.

## **ELECTRICAL INSTALLATIONS**

In accordance with current legislation, low voltage regulations, and the regulations of the Supply Company.

Installation in corrugated PVC tubing located in the false ceiling in corridors and recessed in the walls and ceiling in rooms, accessible via junction boxes.

Fusebox for high voltage electrification that includes protection against transitory or permanent surges, earth leakage protection, and thermal protection.

SCHNEIDER switches and sockets in anthracite colour, model D-LIFE.

Individual meter.

Main bathroom: power socket at both sides of the washbasin and an extra socket on the wall.

A lighting installation pack is included in accordance with your home's floor plan. Tilting BPM or similar brand recessed light fixtures, with Black LED lamps.

## **TELECOMMUNICATION INSTALLATION**

TV, Fibre-optic, telephone, data connection, and mobile device connector points in the kitchen and in the master bedroom. TV and telephone/data point in other bedrooms.

A digital terrestrial antenna and a satellite dish.

The installation complies with the Telecommunications Law.

## **PLUMBING INSTALLATION**

Hot and cold-water installation with cross-linked polyethylene pipes (Wirsbo). Fitted with a main stopcock and a stopcock in each room with plumbing.

Drainage network with soundproofed collective channelling as per the DB-HR section of the CTE.

- Main bathroom:

- WC by JACOB DELAFON, mod. RODIN PLUS RIMLESS suspended.
  - Shower tray by SALONI, mod. TECNIK white limestone, with a fixed glass shower screen.
  - Double washbasin unit measuring 140cm in white, mod. VIVIENNE with front in TABAC OAK colour and frame by JACOB DELAFON in matte black lacquer.
  - Mirror included.
- Second bathroom:
- WC by JACOB DELAFON, mod. RODIN PLUS RIMLESS suspended.
  - Shower tray by SALONI, mod. TECNIK in white limestone with a fixed glass shower screen.
  - Washbasin unit measuring 80cm in white, mod. VIVIENNE by JACOB DELAFON, with front and frame in TABAC OAK colour.
  - Mirror included.
- Third bathroom in 4-bedroom penthouse homes:
- WC by JACOB DELAFON, mod. RODIN PLUS, not suspended.
  - Washbasin unit measuring 60 cm, mod. TOLBIAC by JACOB DELAFON, front and frame in WHITE.
  - Mirror included.

Taps are by TRES, model CUADRO in CUADRO in BLACK

### **INSTALLATION FOR DHW PRODUCTION**

Each home has an individual domestic hot water production system using an air-to-air heat pump.

### **AIR CONDITIONING INSTALLATION**

Air-conditioning installation in each dwelling by means of a heat pump system (hot and cold air-conditioning). Each unit consists of an indoor air conditioning unit for ducts and an outdoor condensing unit. To control the temperature, each dwelling has a room thermostat with cut-off device, temperature selector and winter-summer mode. Air is pumped through ducts in the false ceilings. White anodised aluminium grilles.

### **VENTILATION INSTALLATION**

The homes have a mechanical ventilation system installed in accordance with the requirements stipulated in section HS3 “interior air quality” of the Technical Building Code (CTE), with heat recovery.

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 upper and lower cupboards in AUSTRIA COTTON and NOGAL SIL OSCURO coloured melamine (or similar).

Compact material worktop by SILESTONE in MARENGO GREY colour.

Equipped with SIEMENS appliances or similar, with electric oven, microwave in column, induction hob, extractor hood, integrated refrigerator, integrated dishwasher, and free-standing washing machine. Single sink and tap in black, to combine with the cupboard units.

## **ENERGY RATING**

The energy rating scale measures the energy consumption considered necessary to meet our building's energy demand, as well as its CO2 emissions, under normal conditions of use. The law requires buildings to be classified with a letter on a scale. This scale is related to a number of indicators that are directly related to CO2 emissions. This scale is A, B, C, D, E, F, G.

**These dwellings will have an A energy rating.**

## **EXTERIORS**

Communal pool with showers and toilet facilities.

Perimeter fencing around the development, landscaped green areas, and two pergolas for communal use.

Porcelain base paving (C3) in communal areas.

Prefabricated cement slabs along the paths leading to the pool.

## **LIFTS**

Lift in each of the three entrance halls, suitable for wheelchair users, with a capacity for 6 passengers.

## **GARAGE**

Underground communal garage with ramp and access via a motorised door.

Each dwelling will have an assigned and numbered parking space marked out with horizontal paint on the ground. Penthouse homes have two designated parking spaces.

Conduits have also been pre-installed for each private parking space, should you wish to install a charging point for an electric vehicle.

## **STORAGE ROOMS**

Each home will be designated a numbered storeroom.

The storage room walls will be plastered and painted, and the ceilings painted. There will be a power socket.

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*The technical specifications can be changed by the technical management team and substituted by other elements of a similar quality if necessary, during the course of the construction work for justifiable technical reasons, stock*

*shortages, or delivery issues that could affect the completion date of the development. The owner will be notified formally should this situation arise.*