

BUILDING SPECIFICATIONS

Estepona Malaga



FOUNDATIONS AND STRUCTURE

Constructed in reinforced concrete in accordance with current regulations.



EXTERNAL FAÇADES

External wall enclosure formed by brickwork, finished externally with render and paint, incorporating internal thermal insulation and an internal lining of plasterboard partitioning fixed to a metal profile system.

Terraces will feature protective parapet walls with a combination of brickwork, glazing and metal framework in line with the façade design.



ROOFING

Non-accessible inverted flat roof finished with gravel.

Accessible flat roof finished with non-slip exterior-grade ceramic tiling, depending on the property type.



EXTERNAL JOINERY

Window and door frames set within metal subframes in façade openings, in aluminium with thermal break or PVC, incorporating glazing to provide thermal and acoustic performance in accordance with current regulations.

Bedrooms will be fitted with roller shutters with injected thermal insulation.

Double glazing with an air cavity to ensure high levels of thermal and acoustic insulation.



INTERNAL PARTITIONS

Internal partitions within the property formed using plasterboard on a metal framework, with integrated thermal and acoustic insulation.

Party walls between properties will be constructed using brickwork, with plasterboard dry lining and thermal-acoustic insulation to both sides.



INTERNAL JOINERY

Reinforced entrance door to the property, finished in white lacquer with routed detailing, security ironmongery, external handle and spyhole.

Internal doors with a flat leaf design and horizontal routed detailing, finished in white lacquer, complete with hinges and handle.

Modular fitted wardrobes, hinged or sliding depending on the property type, matching the internal doors, with melamine-lined interior, overhead storage shelf and hanging rail.



PAINTWORK

Interior vertical surfaces finished in smooth emulsion paint in a soft neutral tone.

Interior ceilings finished in smooth white emulsion paint.



FLOORING AND WALL TILING

Porcelain flooring throughout the property.

MDF skirting boards to match the internal woodwork, except to tiled walls.

Non-slip ceramic floor tiling for exterior use on terraces.

Ceramic wall tiling in bathrooms.

Smooth suspended ceilings throughout the property.

Access panel ceiling in the bathroom for the installation of air conditioning equipment.

Combination of smooth emulsion paint and compact panel splashback finish to the kitchen work area, in line with the design.



AIR CONDITIONING AND DOMESTIC HOT WATER

Individual aérothermal system for the production of domestic hot water (DHW).

Ducted air conditioning system with supply grilles in the living room and bedrooms.

BUILDING SPECIFICATIONS



SANITARYWARE AND TAPS

- White sanitaryware throughout.
- Extra-flat shower trays with fixed shower screens in all bathrooms.
- Single-lever mixer taps to washbasins.
- Thermostatic mixer tap to the main bathroom shower.
- Vanity unit with double basin in the main bathroom and wall-mounted washbasin in the remaining bathrooms.
- Backlit, anti-fog mirrors in bathrooms.



ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

- Electrical installation in accordance with the Low Voltage Electrotechnical Regulations. LED lighting installed in bathrooms and kitchen.
- Telecommunications installation within the property (basic telephony and data), with outlets in the living room and bedrooms.
- Video entry system at the development entrance.
- Surface-mounted lighting, power socket and water connection on ground floor terraces and solariums (depending on the property type).
- Pre-installation for electric vehicle charging points, in accordance with current regulations.



KITCHEN FITTINGS AND EQUIPMENT

- Fully fitted kitchen with compact worktop and integrated appliances, layout depending on the property type.
- Compact material worktop to the kitchen work area.
- Inset stainless steel sink with single-lever mixer tap.
- Stainless steel finish appliances including fridge, washing machine, dishwasher, microwave, electric oven, induction hob and integrated extractor hood.



COMMUNAL AREAS, LANDSCAPING AND MISCELLANEOUS

- Fully enclosed and gated residential development with energy-efficient lighting to access points, internal roads and landscaped gardens.
- Landscaped communal areas with irrigation system, including lawned areas and a selection of trees and shrubs.
- Outdoor communal swimming pool with night-time lighting and saltwater chlorination system.
- Outdoor gym.
- Motorised vehicle access gates to the development operated by remote



HOME CUSTOMISATION

- Option to choose from a range of bathroom wall tiling finishes and general flooring options throughout the property.



ENERGY RATING (PROJECT STAGE)

- This energy efficiency rating is provided for information purposes only, is provisional in nature and may be subject to change during the project stage.

