

# BUILDING SPECIFICATIONS

# Aby Estepona

## Estepona, Malaga



### FOUNDATION AND STRUCTURE

Of reinforced concrete with two-directional steel meshing according to current regulations.



### FAÇADES

Façade with brick base coated with plaster and painted on the exterior, interior thermal insulation, air chamber, cladded with brick.

Protection of terraces with brick parapet walls and/or handrails.



### ROOFS

Inverted flat non-accessible roof with gravel finish. Accessible roof finished with anti-slip stoneware tile for exteriors.



### EXTERIOR CARPENTRY

Carpentry over metallic subframe in openings in the façade, forming a set between the carpentry and glass with thermal and acoustic features according to regulations. Blinds in bedrooms and living room, of lacquered aluminium slats with injected thermal insulation.

Double glazing with air chamber forming a high-performing thermal and acoustic set.



### INTERIOR DIVISIONS

Interior partition walls of dwelling made of brick.

Separation between dwellings formed by brick partitions with insulation. Separation between dwelling and community areas formed by ceramic partitions covered with plaster.



### INTERIOR CARPENTRY

Armoured access door to dwelling, lacquered in white, with grooves, safety hardware, exterior handle and optical peephole.

Connecting doors of flat panels with horizontal grooves, with white lacquered finish, hardware for hanging and handles.

Modular folding or sliding closet doors, depending on type, matching the connecting doors, interior finish in melamine, luggage shelf and hanging bar.



### PAINT

Vertical walls of interior of dwelling in smooth plastic paint. Horizontal surfaces inside dwellings in smooth plastic paint.



### PAVEMENTS AND COATINGS

Porcelain flooring (living rooms, kitchen, bedrooms, entrance and hallway). Wood DM-type baseboard.

Anti-slip ceramic stoneware flooring for exteriors in terraces. Top quality ceramic tiling in bathrooms.

Smooth false ceiling in areas where the air conditioning ducts run. Accessible false ceiling in bathroom for air conditioning/heating machinery.

Tiling in kitchens.



### AIR CONDITIONING/HEATING AND HOT WATER

Installation for air conditioning by means of ducts with grates in living room and bedrooms.

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## BATHROOM FITTINGS AND TAPS

Glazed porcelain bathroom accessories in white. Bathtub in main bathroom.

Shower in secondary bathroom.

Single lever tap in shower and wash basins. Cabinet with wash basin in main bathroom.

Mirrors in bathrooms.



## ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation according to applicable Low Voltage Electro-technical Regulations. Community installation of television and radio, with user connection in living room, kitchen and bedrooms.

Telecommunications installation in dwelling (basic telephone and telecommunications) with connections in living room, bedrooms and kitchen.

Community video intercom.



## KITCHEN FURNISHINGS AND EQUIPMENT

Furnished kitchen equipped with home appliances, distribution depending on type of dwelling.

Home appliances: electric oven, glass hob, decorative exhaust hood. Washing machine in laundry room.

Stainless steel kitchen sink and single lever tap.



## COMMUNITY AREAS, URBAN DEVELOPMENT AND MISCELLANEOUS

Residential complex completely closed and fenced.

Community area with social club and multisport courts.

Low-consumption lighting in accesses, interior roads and gardens.

Exterior community swimming pools with nocturnal lighting system, with salt water chlorination.

Landscaped areas with areas of grass and tree and/or shrub species.

Community areas in stoneware tiles / printed concrete paving.

Foyers with lifts, main doors and access halls to dwellings with stoneware flooring.

Polished concrete flooring in garages.

--Fire protection and emergency lighting in garage, according to regulations.

## ENERGY CLASSIFICATION



This energy efficiency classification, merely informative, is provisional and is subject to modification in the project phase.

