

● **CALA SERENA**  
Mijas Costa

**Quality  
specifications**

## • Structure

The structure of the building is made of reinforced concrete with reticular reinforcement and tiles. An independent technical control organism guarantees the perfect execution of the structure, that furthermore it is covered by a ten-year insurance.



## • Façade

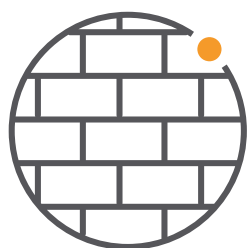
The façade of the building has image and self-identity, not just the side that overlooks the public road but also the side that overlooks the common areas which is made by cement-mortar lining. It is made of layer coating.

The rail of the terraces are made of security transparent glass.

## • Outside Woodwork

The outside woodwork is from lacquered aluminium with heat channel breakage, in grey outside and white inside. The double glazed windows reduces outstandingly the exchange of cold-hot energy and the outside noise, guaranteeing a good comfort inside.

All bedrooms' windows has motorized aluminium shutters with the same color of the carpentry, with thermal and acoustic isolation incorporated, all ground floor window will be security ones.



## • Partitioning and Isolation

The partition between homes will be done by partitioning of traditional solid perforated brick cladded with gypsum plasterboards on both sides and with mineral wool isolation on each of the sides.

The inside partitions within the different rooms of the same home has a gypsum plasterboard on each side with isolation. In the humid areas the outside panel is anti-humidity.

To live with peace and without noise, the homes will have an anti-impact blade in the intermediate floors.

## • Flooring

With regards to the floor, in the areas of the entrance hall, living room, bedroom and corridor, is of porcelain tile product from Porcelanosa or similar, with baseboard coating in white.

For the baths, toilets, kitchens, laundry and terraces a porcelain tile from Porcelanosa or similar has been chosen.





## • Vertical and Horizontal Facing

The walls of the hall, living room, bedrooms and corridor are finished with light flat plastic painting.

The coating in baths and toilets is of an elegant combination of tiles from Porcelanosa or similar.

In the kitchens, between the furniture below and above, will be finished in compact quartz or similar identical to the one on the counter. In the rest of the parameter where there are no furnitures, it will be finished with plastic painting.

The laundries will be tiling in white tiles.

There will be false ceiling in all the rooms, except in the bathrooms where it will be the interior unit of the air conditioner machine and the ventilation unit of dual Flow. Both will have false ceiling.

## • Inside Woodwork

The entrance door is a security one finished in white colour with horizontal groove and chrome metal handle.

The inside doors have horizontal grooves in White with chrome flat metallic handles.

The wardrobes are modular with folding doors with horizontal groove in white and chrome flat metallic handles cladded with chipboard panels cladded in melamine and with a shelf inside for the suitcase, bar to hang clothes and drawer unit.



## • Kitchen Furniture and Household Appliances

The kitchen is given with big capacity and high quality furniture (up and down) and with compact quartz counter of first class. The sink is a single sink with detachable mixer tap.

The appliances are from the brand BOSCH or similar. w

Includes:

- Stainless extractable or decorative hood, according to tipology
- Vitroceramic hob
- Stainless multifunction oven
- Stainless microwave
- Stainless fridge
- Inbuilt dishwasher
- Washing machine

## ● Toilets and Taps

The main bathroom will be given with suspended white sink of the brand PORCELANOSA or similar. The toilets are from white vitrified porcelain and the shower tray in white.

The secondary bathroom will be given also with white sink inbuilt in a Pordelanosa cupboard or similar, the toilet is in white vitrified porcelain and the shower tray in white.

The taps are thermostatic in the showers of both bathrooms.

Furthermore, all taps have a chromium finished and mixer taps.

The equipment of the baths are complete with glass screens and mirrors. The mirror in the main bathroom will be backlighted.



## ● Heating-Conditioning and Hot Water

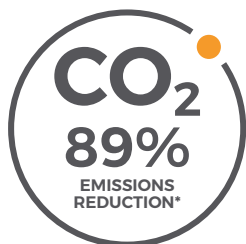
All homes have an arothermal system to produce ACS (Sanitary Hot Water) and air conditioning, cool and heat.

The distribution of the air conditioning, cool and heat, is through supply and return air round duct grille in living rooms and bedrooms. The control of the temperature is done by a thermostat located in the main room.

The ventilation of the homes is individual of dual flow with heat recovery that guarantees the ventilation of the home almost without thermal lost, as well as the quality of the air inside, with an adequate ventilation without opening the windows.

## ● “A” Energy Rating

The building has energy rating A that involves a reduction of CO<sub>2</sub> emissions and a significant reduction of the energetic demand of the building (air conditioning, cool and heat, and hot sanitary water).



\*Estimated calculation of energetic saving of a 95 m<sub>2</sub> property with A qualification if compare with a property with F qualification according to the “Qualification of the energetic efficiency of the buildings” published by the IDEA and the Ministry of Industry, Energy and Tourism in July 2015 and other rules that complements it and/or substitute it. \*\*Minimum saving guaranteed on sanitary hot water consumption in all the buildings, according to its location and the minimum value of occupation as per the existing rule applicable.

This rating is achieved through the adoption of the following measures:

- ⚙️ Higher thermal isolation which is achieved through the improvement of the thermal enveloping duplicating the isolation of the façade, improving the one in the cover and the divisions on the common areas, as well as the carpentry and incorporating low emissions glasses.
- ⚙️ Aerothermia:
  - The pump of heat air-water technology with the advantages of the air conditioning system.
  - In winter, heating through direct expansion and sanitary hot water.
  - In summer, cooling by direct expansion and sanitary hot water free thanks to the heat recovery.
  - Excellent outputs specially in summer, getting double efficiency than the actual ATW systems.
  - Ideally for residential use.
- ⚙️ Ventilation of the homes with double flow:
  - Controlled ventilation of the home, not being necessary the opening of the windows for such ventilation.
  - Continuous ventilation of the home through extraction directed from the baths and kitchen and impulsión directed from bedrooms and living room.
  - Heat recovery from the air extraction.
  - Introduction of the exterior air preheated and filtered.
  - Improvement of the acoustic isolation in the home, not being necessary to keep the windows open for a proper ventilation.
  - Avoid the odours and toxic gases accumulation, as well as the appearance of mould and condensation inside the home.
  - Avoid the appearance of uncomfortable streams inside the home.

This rating is translated into an estimated energetic saving of 89% and therefore in an important economic saving, having as a reference a home with F energy rating.



## • Electricity and Telecommunications

The rooms have flat design mechanism in white of first qualities, enough to guarantee the good use of each of the surfaces that compose the home. In the terraces an stagnant electrical outlet and a light point will be fitted.

The homes have tv point, FM and telephone in all rooms except in the baths. Furthermore, there is an electronic door entry phone for the opening of the access doors.

The homes are deliver with the instalation of parabolic antenna for the reception of digital channels and installation of cable television.

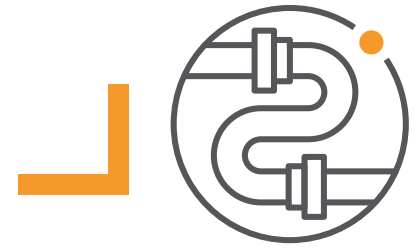
The baths will be fitted with a radiato towel rack.

In the terraces there will be an electric outlet, tv point and light point.

## ● Plumbing

Each home will have a water cut key inside.

The terraces will be fitted with a water point with tap.



## ● Common Areas

The Project has a wide and sunny salted water swimming pool for adults and children, fitted gym, social lounge and toilets. The development also has a Spa and an outdoor chill-out area.

In the social lounge there will be wifi.

The development will have a cardiac protected zone which consists on the installation of an external defibrillator of Cardio Guard Systems to be used in case of a cardiac emergency.

## ● Lifts

The portals of the homes have lifts with automatic doors and suitable for the use of people with reduced mobility, the doors are of stainless steel on the ground floors and of painted sheet steel on the rest of floors and basement.



## ● Garages and Storage Rooms

The building has a garage with automatic doors that are opened by a remote control. From the homes you have direct access to the garage and storage room from the lift, through halls, except in block 5.

The storage rooms are delivered painted in white and porcelain tile on the floor.

The garages will be fitted with preinstallation to charge electric vehicles according to the regulation (ITC) BT 52.

## ● Portal

In the portals we find a careful selection of materials, with integrated carpet in the entrance and a selection of details that makes them be a nice space for the access to the homes.

