



GOLDEN VIEW II
BAHIA DE LAS ROCAS
Quiet Living



QUALITY
SPECIFICATIONS



FOUNDATIONS AND STRUCTURE

- Foundations and structure by reinforced concrete, supervised by an Independent technical Control organisation.

ROOF

- Roofs will be flat, waterproofed and thermally insulated. Accessible areas with anti-slip tiling.

FAÇADE

- Exteriors and exterior cladding will be finished with plastered cement over brick structure and painted.
- Cladding of façade formed by plastered cement over perforated bricks on the exterior with solid jambs and on the interior cement mix in double wall with rockwool thermal insulation, on interior face of exterior wall with 60mm thickness, mounted 46mm and standard double plaques of 15mm.

WALLS AND INSULATION

- The separation walls between homes are painted plasterboard panels on the interior, standard double plaque of 15mm, continuous thermal insulation by 30mm rock wool; separation, ceramic perforated phonic brick structure of 11cm, separation, thermal insulation of 30mm rock wool, double standard plaque of 15mm painted plasterboard.
- Separations on the interior of the homes are by painted plasterboard walls, double standard plaque of 12.5mm, 40mm rockwool thermal insulation, separation, standard double plaque and finished with paint or ceramic tile.



EXTERIOR CARPENTRY

- Exterior carpentry in aluminium and lacquered in a colour to be defined but in a contrast colour to the exterior façade. Carpentry with thermal bridge break (RPT) and with micro ventilation system.
- Double glazing with air chamber.

INTERIOR CARPENTRY

- Main door of the home in accordance with regulations.
- Interior doors in white lacquer with chrome finished satin smooth handles and sealed in bathrooms and guest bathroom.
- Built in wardrobes with doors of the same design as internal doors. Interiors are fitted and lined with a division for suitcases and metallic bar for hanging.

FLOORS AND TILING

- Ceramic tiles in living area, kitchen, bedrooms, entrance and halls.
- Anti-slip ceramic tiles in bathrooms and guest bathrooms.
- Anti-slip ceramic tiles on terraces and porches.
- Anti-slip ceramic tiles / compressed concrete and / or natural stone in communal areas.
- On kitchen walls stratified or mirrored High Pressured Laminates between worktop border and wall units. Bathrooms and guest bathrooms combine ceramic tiling (on 'wet' areas) with painted areas.

INTERIOR CLADDING

- False plaster ceiling in kitchen and bathrooms.
- Accessible false ceiling in second bathrooms for air conditioning unit.
- Remaining interior walls are finished with a smoothed plaster trim or plasterboard and finished with a light-coloured plastic paint.
- On kitchen walls stratified or mirrored High Pressure Laminates between worktop border and wall units, in bathrooms and guest bathrooms a combination of tiles (on 'wet' areas) and painted walls.



BATHROOMS AND SANITARY EQUIPMENT

- In bathrooms and guest bathrooms the homes have high quality white porcelain sanitary equipment as well as a shower tray depending on the type and design of the home.
- Surface basin unit in Master bathroom. Chrome mixer taps with water saving mechanism.

KITCHENS

- Kitchens are fully finished with wall and low units.
- Stratified High Pressure Laminate worktop or similar.
- Mixer taps and stainless-steel sink.
- Extractor fan.
- Electrical appliances: Vitroceramic hob, fridge freezer, washing machine, electric oven and dishwasher (Balay, Teka or similar).

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installations in accordance with current Low Voltage regulations.
- Modern design electrical mechanisms.
- Telecommunication installations in the home with connections in living room, bedroom and kitchen.
- USB charging points in bedroom and living room.
- Video intercom.

HOT WATER AND CLIMATE CONTROL

- System operated by solar panels with individual support in homes with electric boiler.

AIR CONDITIONING

- Hot and cold air conditioning (refrigeration and heating), for air conditioning system air-air, expulsion and return grills in white lacquer.



SPECIAL INSTALLATIONS

- Project according to the regulations CTE (Technical Building Code), Regulation 293/2209 of Accessibility of the Andalusian Government and the Regulation 169/2011, on the promotion of Renewable Energy, saving and energy efficiency in Andalusia.
- Telecommunication installations in accordance with the Common Infrastructure Regulations for Telecommunications, adapting installations for optical fibre and Coaxial Cable to supply the homes with all digital options.
- Ventilation in homes according to CTE with individual extractors in each bathroom, integrated micro ventilation in carpentry and extraction points in ceilings of the bathrooms and kitchens.
- Mechanically operated ventilation in garages with fire and carbon monoxide detectors connected to a central alarm.
- Energy efficiency classification of the development: B

COMMUNAL AREAS

- Swimming pool and landscaped areas.
- Padel tennis court.
- Children's area.
- Saltwater and ultraviolet (Neolysis) chlorination system in swimming pool. Interior lighting.
- Low energy lighting, LED, in entrances, garages and communal areas.
- Automatic garage door operated by remote control.
- Garage floors with polished cement and painted walls.
- Pre installation of charging point for electric cars in garages (individual points are optional).
- Private storerooms.
- Individual parking for two cars with an option to close with an automatic door.
- Maximum accessibility: Access ramps for the disabled and a possibility to include an individual lift in the home (optional).
- Completely private and closed residential complex.

ENERGY EFFICIENCY CERTIFICATE



The information contained in this document and commercial plans are purely informative and may be subject to changes due to technical, commercial or legal requirements.





GOLDEN VIEW II

BAHIA DE LAS ROCAS

Quiet Living

Information and graphic material used in this document are purely indicative and do not have any contractual value. They can be subject to changes due to technical or legal reasons or by initiative of the Project Management team. Gardening, interior furniture design are a mere indication and are non-binding. The rest of the information referred to in the regulation 218/2005 from the Andalusian Government is at your disposal for consultation in our offices.