

DESCRIPTION OF MATERIALS

FOUNDATIONS AND STRUCTURE

The foundation consists of reinforced concrete as per indicated in the Geotechnical Study of the land. The remaining floors of the building are made of a reinforced concrete structure.

ROOFING

Non-walkable inverted roof, with the following layers from the inside to the outside: slanting structure made with autoclaved aerated concrete, a layer of self-levelling cement mortar, a layer of oxidized asphaltic primer, a double waterproofing layer, a geotextile membrane, a layer of protective cement mortar, thermal insulation, geotextile film and a layer of aggregate.

Walkable roofs, with the following layers from the inside to the outside: a vapour barrier, thermal insulation, a geotextile film, slanting structure with autoclaved aerated concrete, a layer of self-levelling cement mortar, a layer of oxidized asphaltic primer, a double waterproofing layer, geotextile film, a layer of protective cement mortar and a finish according to Project specifications.

Roofing of terraces or community areas over non-heated spaces, with the following layers from the inside to the outside: a vapour barrier, slanting structure with autoclaved aerated concrete, a layer of protective cement mortar, a primer layer with oxidized asphaltic paint, double waterproof layer, geotextile film, protective cement mortar and a finish according to Project specifications.

EXTERNAL ENVELOP

Envelop consisting of the following layers from the outside to the inside: perforated brick layered according to Project specifications, thermal insulation with projected polyurethane, cavity, dry wall cladding with metallic structure made in galvanized steel, thermal-sound insulation with mineral wool and laminated plasterboard.

INTERIOR PARTITIONS

The walls between properties are made of sound-proofed brickwork with cladding on each side made of a galvanized steel metallic structure, thermal and sound insulation consisting of mineral wool and laminated plasterboard.

The walls inside the properties are made of laminated plasterboard, a galvanized steel metallic structure, thermal and sound insulation by means of mineral wool and laminated plasterboard. Water-resistant laminated plasterboard in damp areas.

The walls between the properties and the community areas are made of sound-proofed brickwork, cladding on property walls consists of a galvanized steel metallic structure, thermal and sound insulation by means of mineral wool and laminated plasterboard. The cladding of the community areas follows the design of the Project Managers.

CEILING

Laminated plasterboard has been installed on the ceilings of the entire property and the suspended ceilings of the areas

housing the various systems, with waterproofing in damp areas. The ceilings are finished in plain plastic paint. The ceiling can be dismantled in bathrooms that house air-conditioning machines.

INTERIOR FLOORING AND WALLS

Properties

In the living-room, bedrooms, kitchen, corridors and hallways the properties are provided with prime-quality laminated floorboards that are highly resistant to abrasion and impact and they are fitted on a layer of polyethylene foam. The skirting board is white in line with the woodwork.

Bathrooms and washrooms are laid in prime-quality ceramic floor tiles.

The walls are tiled with prime-quality ceramic tiles and plain plastic paint according to the design of the Project Managers.

Community areas

The hallways are provided with floor tiles and steps according to Project specifications.

The wall covers follow the design of the Project Manager.

EXTERIOR FLOORING AND WALLS

Terraces and patios

The floors are finished in anti-slip no-frost floor tiles, suitable for exterior areas

Community areas

Anti-slip floors suitable for exterior areas.

BATHROOM UNITS AND TAPS

Prime-quality white vitrified porcelain bathroom units.

Shower bases made in resin in the main bathroom and enamelled steel bathtubs in secondary bathrooms.

Prime-quality single lever taps.

INTERIOR WOODWORK

Interior doors are made of white-lacquered wood, with steel handles or sliding systems, according to Project specifications.

Block-type modular wardrobes, upper shelf, hanging bar, doors in the same colour and design as the interior doors.

EXTERIOR WINDOWS AND DOORS

Windows are made in PVC and they are hinged, sliding or tilt and turn depending on Project specifications. With double-glazing and CLIMALIT-type insulating chamber.

The doors leading to terraces are built in safety laminated double glass, with openings to let the air in for ventilation purposes.

Aluminium roller blinds with thermal insulation in living-room and bedrooms.

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VARIOUS SYSTEMS

Hot sanitary water is provided through an electric accumulator and solar heat exchanger powered by community-shared solar panels or natural gas heater depending on the Final Construction Plan.

Air-conditioning: Hot/cold air is provided through an air-conditioning system supplying air through ducts to the living-room, bedrooms and kitchen. The kitchen is provided by a heat pump system.

Individual mechanical ventilation system in kitchens and bathrooms.

TV and ethernet outlets according to telecommunications standard ICT 2 in living-room, kitchen and bedrooms.

Prime-quality electrical switches according to Project design.

Exterior lighting in terraces and patios.

Preinstalled electrical vehicle charging station.

Water outlet with taps in terraces, according to Project specifications.

Automatic garage access door with remote opening system.

Prime-brand lifts with automatic doors adapted for people with disabilities.

KITCHENS

Equipped with large high-pressure laminated wall and floor units. Silestone worktop according to the design of the Project Managers.

The appliances include ceramic hobs, oven, microwave and cooker hood with extractor fan.

SAFETY FEATURES

Security entrance door with peephole, hinges and security lock.

Anti-pull folds system, security window fittings and security glass to prevent trespassing in exterior windows and doors on ground floor properties.

Master keys with various security levels for access to housing estate, building block hallway, property and garage.

Enclosed residential complex with private access only.

Video telecom at the access to the housing estate and the building block hallway.

HOUSING ESTATE AND COMMUNITY AREAS

Saline chlorination splash pools.

Bicycle rack

Garden community areas with lighting system and automatic irrigation system according to town planning project.

Storage rooms are provided with electrical outlets.

Portable defibrillator in community areas.

NOTE: The stone and natural wood elements employed are natural materials which may present lack of uniformity in shade and colour as well as unavoidable imperfections.

The Project Manager shall be responsible for assessing in each case whether the quality of the natural stone is admissible or repairs should be conducted.

THE MATERIALS DESCRIBED HEREIN MAY BE MODIFIED AT THE DISCRETION OF THE PROJECT MANAGERS AND REPLACED BY OTHER SIMILAR MATERIALS PROVIDED THAT THE QUALITY IS EQUAL OR ABOVE THAT OF THE INITIAL MATERIALS.

Malaga, 27th of July 2022