

SEVEN DIAMONDS BY TM

Costa del Sol / Estepona (Málaga)

QUALITY REPORT

GROUNDING WORKS

The foundations of the property will be composed of reinforced concrete footings and composite floor slabs. The foundations will be supervised by a certified independent technical control body complying with the specifications of the geotechnical study and current building regulations.

STRUCTURE

Structure based on reinforced concrete and metal pillars, reinforced concrete beams, and waffle slabs with permanent coffers, as well as solid blocks of reinforced concrete in certain areas. All metal reinforcement in the structure is tied and also linked to an earthing ring to divert any potential electrical charges away from the property.

ROOFING

Flat trafficable roof with a slight slope with thermal and sound insulation using extruded polystyrene panels, waterproofing with double bituminous sheets and finished in premium-quality low-slip porcelain stoneware floor tiles. Flat, non-trafficable areas on the roof have been planned for installations such as the outdoor aerothermal units, separate from the communal areas, with a thermal insulation layer and finished in gravel.

FAÇADE

The enclosure will have a double brick wall. From the outside in, it is comprised of a leaf of ceramic brick, thermal insulation using extruded polystyrene panels, and on the inside, a load-bearing wall with two laminated plasterboards on galvanised steel profiles, with rock wool thermal and sound insulation in their interior.

BRICKWORK AND INSULATION

Interior partitions are comprised of self-supporting walls of laminated plasterboard, on galvanised steel profiles with rock wool soundproofing.

In the basement, the partition walls separating the garage from the rest of the basement will be made of ceramic bricks, with mortar rendering and paint. The remaining inner partitions will be made out of laminated plasterboard on galvanised steel profiles, with rock wool soundproofing.

Gardens are separated by masonry walls with white mortar rendering and exterior stone effect paint with planters with programmed automatic drip watering system, and metalwork.

INTERIOR WALL PAINTWORK



Smooth acrylic paint on interior walls (*choice of colours available).

Part of the television area will have large-format porcelain cladding with LEDs on the sides.

Suspended ceiling throughout, except for garages, in laminated plasterboard finished in acrylic paint, with inspection panels in secondary bathrooms for the installation and maintenance of the air-conditioning and ventilation unit.

The garage roofs will be finished with white cement rendering painted in the same colour.

EXTERIOR FLOOR AND WALL TILING

Large-format anti-slip porcelain stoneware suitable for outdoor use will be fitted on the porch, terraces and solarium floors at the same level, thus giving continuity from the indoors to the outdoors.

INTERIOR FLOOR AND WALL TILING

Large-format rectified porcelain stoneware floor tiles throughout the property, and a choice among the different customisation options.

Ground and first-floor flooring will be impact soundproofed. Ground-floor flooring in contact with the garage or any other interior non-liveable space and first-floor flooring in contact with the exterior will have 4 cm thick extruded polystyrene thermal insulation.

The flooring in the garage will be finished in floated concrete.

Bathrooms will be tiled with large-format white body ceramic tiles on shower and sanitaryware walls. The rest of the walls will be painted with acrylic paint for a light and contemporary feel.

(*Choice of floor and wall tiling available.)

EXTERIOR CARPENTRY AND GLAZING

Exterior joinery with high-performance PVC profiles and double glazing with air chamber, including laminated safety glass in balcony doors.

Large, ground-floor balconies will have a lift-opening system, which will facilitate the opening of the windows.

The other windows feature double glazing with air cavity, providing thermal and sound insulation.

As a shading system, there are thermally insulated aluminium slat shutters finished in the same colour as the joinery with a motorised system in all the windows and balconies, except for the lift-opening windows in the lounge, which will have blackout blinds.

The natural lighting on the stairs is achieved through a large glazed side area by the stairs.

Terrace and solarium balustrades, depending on their location and design, may be of glass and masonry finished with white cement mortar rendering and exterior stone effect paint or parapet walls finished in white mortar and exterior stone effect paint.



Planters on the first floor with programmed automatic drip watering system.

INTERIOR FITTINGS AND GLAZING

Armoured front door to the property, with a one-metre wide leaf and fixed at the top, with structure and sub-frame in steel, blocking mechanism, security lock and electronic peephole. Exterior finish in imitation wood aluminium plate.

The front doors of all the properties will have an electronic lock that can be opened from the outside with a smartphone application or key. A smartphone application, button or key is used to open the lock from the inside.

Lacquered room doors in 40 mm thick MDF with 220 cm high leaf, solid core, concealed hinges, magnetic latch and soft-close mechanism with rubber draught excluder on frame. (*Choice of lacquer colour available at no extra cost as per the customisation catalogue.)

Fronts of built-in wardrobes from floor to ceiling with lacquered hinged doors in the same colour as the room doors. The insides of the wardrobes are fully equipped, lined with textile-finish melamine and equipped depending on the room with partitions, upper storage space, rail, shelves and drawers; the walk-in wardrobe of the main bedroom will be open and with interior ceiling lighting, interior lined with textile melamine.

Metal firewall protection doors lacquered in the same colour as the rest of the joinery, for garage access areas.

PLUMBING

Indoor plumbing in the property with approved plastic piping.

Bathrooms are equipped with:

- Wall-mounted countertop vanity unit, with double washbasin built into the solid surface in the main bathroom, and with one sink in all other bathrooms; exposed black syphon in the main bathroom and chrome syphons in secondary bathrooms.
- The vanity unit will be lacquered in gloss white with two drawers, as per the design, with push opening systems. They will have built-in LEDs in the ceiling and mirror in all bathrooms, which will be backlit and antifog in the main bathroom.
- The tapware for the washbasin in the main bathroom will be wall-mounted.
- Recessed shower fittings with shower head, hand shower, and ceiling-mounted shower head with natural rain effect in all bathrooms.
- Resin shower trays with slate finish in white with linear drains and a fitted shower screen.
- The main bathroom has a recessed matt white designer tub, except in villas F and G.
- Wall-mounted toilets with concealed cisterns in all bathrooms.
- Working tap in the solarium and on ground-floor terrace. Furthermore, all properties have a shower in the solarium and swimming pool areas with hot and cold water.
- Mechanical ventilation throughout the property, including kitchen and bathrooms, via forced air extraction ducts.



ELECTRICITY

11.50 kW high-level electrical installation in all properties. High-quality Schneider fittings and USB sockets in the bedrooms.

In addition to the general lighting, there will be indirect LED recessed ceiling lighting in cavities in the ceiling of the lounge with dimmer switch in both cases.

For an additional cost, home automation installation to connect with the air-conditioning, blackout blind, multimedia, alarm, water and light control systems is an option.

Outdoor perimeter lighting on ground floors.

TV socket in the lounge, bedrooms, basement rooms, porch, terrace and solarium. RJ45 data sockets in the lounge and all bedrooms.

Broadband fibre optic telecommunications service access in the lounge and bedrooms.

Alarm installation in the property, connected to a call centre with assistance provided by specialised staff. The alarm service is free for the first year subject to prior agreement and the signing of a three-year contract with the security company.

Provision for a lift in all properties (extra-cost complete lift installation option). Each floor has a storage room designed to house a lift that travels up through the property, from the basement to the first floor.

Installation of video intercom in each property.

KITCHEN

Open to the lounge/diner, fully fitted with base units and wall units all the way to the ceiling in the wall area and large island in properties A, B, C, D and E and peninsula in properties F and G.

Self-closing drawers, stainless-steel sink built into the worktop and drainer on the worktop.

Dekton plate worktop and area behind the workspace (*choice of colours available for units and worktops).

The kitchens will be fully equipped with storage space:

- Pull-out doors with hidden drawers.
- Modules for vegetables, dustbins, cutlery trays, pot-and-pan drawers and a spice rack.
- LED lighting under the wall unit and under the island worktop.
- The properties will have a storage cupboard with pull-out shelves.
- All furniture is finished with metallic grey melamine inside.

Appliances from leading brands are included:

Siemens:

- Built-in fridge
- Integrated column for conventional oven and microwave.
- 60 cm induction hob
- Built-in dishwasher



- Fume extraction hood built into the ceiling
- Washing machine and dryer

LAVANDERÍA

Located in the basements of each villa, with a high window (except in villa F). Vertical surfaces finished in white cement mortar rendering. Fitted with a light point.

HEATING AND HOT WATER FROM HEATERS

Aerothermal duct-type installation for air-conditioning (hot/cold) in the lounge and bedrooms; with temperature regulation system using valves (Airzone type). The outdoor air-conditioning units will be located on the roof of each property and the indoor unit will be found inside the suspended ceiling of the secondary bathroom, toilet or walk-in-wardrobe. Water underfloor heating in the lounge and bedrooms, with temperature regulation in each room. Electric underfloor heating in bathrooms. The basement rooms will be pre-fitted for air-conditioning (*pre-costed ducted option).

Domestic Hot Water (DHW) is produced by the aerothermal heat pump, fed to a hot water storage tank with back-up support from an electric immersion heater.

WIFI

Wi-Fi router installation in the lounge.

GARDENS

All properties have their own private garden. Each garden is landscaped, combining natural grass with areas of natural vegetation. The elements in the garden and swimming pool complement each other and include greenery, carefully chosen plants of different sizes and colours, strategically positioned spotlights to provide lighting, the addition of rockeries and an automated watering system to guarantee proper maintenance all year round.

The lounge porch next to the garden contains an integrated gas barbecue providing continuity with the garden and pool, with an extraction outlet to the outside in the solarium.

Garden enclosures are composed of rendered masonry walls painted white, with a metal mesh fence on top and landscaping with a perimeter hedge on both sides, with individual watering for maintenance.

The dividing wall between plots, in the outdoor parking area and garage ramps, is by means of a blank wall up to 1.20 m high and railings up to 1.30 m high.

Fully enclosed plots with perimeter wall and railings. The villas have been designed with vehicle and pedestrian access from the public street, and will have a motorised vehicle entrance gate with remote control and pedestrian entrance and gate.

Access to villa 6 is through C/ Del Rubí. Pedestrian access to villa 5 is through C/ Del Rubí while vehicle access is through Avda. Pernet.

Vehicle access to villas 3 and 4 is through Avda. Pernet while pedestrian access is through the public street yet to be built.

The public street yet to be built will provide vehicle and pedestrian access to villas 1, 2 and 7.



BASEMENT

All properties have a basement featuring a multi-purpose room – except villa F – which has a utility room (including washing machine and dryer) and storage rooms.

Storage room 2 in each of the villas will be pre-fitted for a bathroom.

The multi-purpose room has been pre-fitted for air-conditioning.

A courtyard in the multi-purpose room and utility room (except in villa F) provides natural ventilation and lighting.

PARKING

Each property has two parking spaces. Properties A, B, C, D, E and F have basement parking spaces while property G has an outdoor parking space under a pergola.

In both cases, access to the plot is through an automatic remote-controlled motorised door. Access to the parking spaces is via a ramp (types A, B, C, D, E and F) or path (type G) finished in stamped concrete with varying slopes. In all cases, they all have a garden area running down one side.

For properties with basement parking spaces, access is through a motorised door operated with a remote control.

The basement car park will be finished in epoxy paint on the floor and white cement mortar rendering painted in white acrylic paint on horizontal surfaces and ceilings.

They will also be pre-fitted for electric car charging points.

Access from the interior of the property is via stairs.

SOLARIUM

The solarium is accessed from inside the property by a stairway covered by an innovative motorised folding roof that is fully automated, sound and thermally insulated. This system, as well as being functional, provides natural ventilation and overhead lighting for the stairway.

The solariums feature:

- Power socket and TV and lighting socket.
- Pre-fitted for a hot tub
- Inset cabinet with doors down to the ground to store household items.
- Water connection and drain.

POOL

Each property has a swimming pool in the garden, measuring 4 x 10 metres in villas A and B, and measuring 4 x 8 metres in the rest of the villas.

Finished in gresite, with underwater lighting, infinity pool overflow edge and access via masonry stairs. The swimming pools are also pre-fitted for heating.

Next to each pool, there is a poolside area finished in porcelain stoneware. There is a shower in the swimming pool area

with hot and cold water.

PROPERTY CUSTOMISATION

*Choice of the following finishes at no extra cost according to the Customisation Catalogue, within the specified dates:?
?

Submit your choices before 15/05/2025

- Porcelain stoneware in properties.??
- Kitchen and bathroom tiling.?

Submit your choices before 15/06/2025

- Finish of kitchen units and worktop.?
- Room doors and wardrobes.?

?

Submit your choices before 15/07/2025

- Paintwork.?

The following pre-costed options may be chosen at an extra cost:

- *Heating and pool cover.
- *Full installation of approved individual lift in the property, for two people and speed of 0.15 m/sec, with basement, ground-floor, first-floor and solarium stops.
- *Expansion of the home automation system.
- *2-3 garden landscaping and decoration options.
- *Option for the layout of the open-plan area of the basement to include service/guest bedroom, multi-purpose room and utility room.
- *Air-conditioning in the open-plan area of the basement.

**All properties have a 10-year warranty insurance covering damage to basic structures in accordance with [Spanish] Building Regulations Act 38/99 dated 5 November [Ordenación de la Edificación - LOE]. The technical team may replace any of the above-mentioned materials with others of similar or superior quality.

BUILDING SPECIFICATIONS WITH DATE:

17/05/2024

NOTA INFORMATIVA

The translation of this document is a courtesy translation. This version is purely for information purposes without any legal effect and therefore, in the event of any discrepancy or doubt in its interpretation, the version in Spanish shall prevail.



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