



16 TOWNHOUSES AND SEMI-DETACHED HOUSES
URB LAGAR MARTEL PARCELA R7 — LA CALA DE MIJAS
QUALITY MEMORY



FOUNDATION AND STRUCTURE

- Foundation by isolated footings braced by foundation beams
- Mixed structure with steel pillars and reinforced concrete reticular slabs.

ENCLOSURES AND MASONRY

- Facade with continuous exterior cladding over half a brick, air chamber with thermal insulation and self-supporting drywall backing.
- Interior divisions in houses with self-supporting drywall.
- Dividing wall between houses composed of sound-resistant brick partition with air chamber and rock wool panel on both sides, ensuring greater insulation between houses.

PLUMBING, SANITARY, FAUCETS AND SOLAR ENERGY INSTALLATIONS

- Bathrooms with sanitary appliances and faucets from Porcelanosa. Bathroom furniture, mirror and screen included in both bathrooms. Bathroom furniture and mirror included in toilet.
- Hot water by aérothermia with high energy efficiency equipment and very low electricity consumption. The system includes an accumulator tank.

SANITATION FACILITIES

- Soundproofed PVC downpipes throughout the house.

ELECTRICITY AND TELECOMMUNICATIONS INSTALLATIONS

- Electrical installation adapted to the Low Voltage Regulation, with elevated electrification and high-quality mechanisms (Niessen Zenit model)
- Overvoltage protection in electrical panel.
- Video intercom in homes.
- Remote opening access doors to the urbanization and the house.
- Telecommunications according to ICT project.
- Electric vehicle charging point.
- Pre-installation of domestic elevator.

AIR CONDITIONING INSTALLATIONS

- Installation of cold-heat air conditioning in homes through ducts, powered by the aerothermia system, with the indoor units in bathroom ceilings and the outdoor ones on the roof of the house.
- Installation of underfloor heating throughout the house.
- Installation of solar panels according to project.
- Ventilation in homes according to Technical Code.





COATINGS

- Flooring with large format porcelain tile (60x60) of first quality, Porcelanosa brand, throughout the house.
- Flooring with non-slip porcelain tile of the same type as the one placed in houses, in porches, terraces and solarium, Porcelanosa brand.
- Tiling of vertical surfaces in bathrooms, on walls according to design, with first quality porcelain tile, Porcelanosa brand, and enamel paint on the rest of the surfaces of wet areas.
- White smooth plastic paint on walls and ceilings of the house.
- Synthetic enamel on metal carpentry.
- Plastered to good sight on exterior walls finished with colour paint according to design.

WOODWORK

- Woodwork with hinged and sliding leaves lacquered in white, of first quality (Uniarte brand or similar) 2.10 m high.
- Security door at house entrance.
- Built-in wardrobes dressed inside with drawers according to design and sliding doors lacquered in white.

EXTERIOR CARPENTRY AND GLASS

- Anthracite-coloured PVC carpentry, sliding doors and tilt-and-turn windows, with thermal bridge break (Kommerling brand or similar).
- Motorized blinds in the bedroom carpentry.
- Glass in doors and windows formed by exterior and interior safety moons and dehydrated air chamber, solar control and low emissivity.
- Strugal Glass Line or similar protective glass railing in solarium, terraces and staircase.

KITCHEN

- Gamadecor kitchen furniture, Xtone brand porcelain countertops and Porcelanosa brand waterfall island.
- Refrigerator, washer-dryer, ceramic hob and dishwasher included from the Bosch brand.

POOL

- Installation of individual pool with dimensions according to project.





ADDITIONAL INFORMATION

- The 16 plots into which the Set is divided are “private”. Only the access roads to the plots and the facilities they contain are “common”.
- The surface of the plots is intended for:
 - o Space occupied by the construction of the house.
 - o Parking (two places).
 - o Pool (5x3 m).
 - o Garden (remaining surface).

