

FOUNDATIONS

The foundations will be designed in concrete in accordance with the recommendations of the geotechnical study of the plot.

LOAD BEARING AND HORIZONTAL STRUCTURE

The structural system is composed of concrete pillars and a waffle slab or solid slab.

FACADES

Consisting of solid brick ½ foot thick on the exterior face, plastered interior and exterior, with cavity wall and projected polyurethane foam insulation.

Interior face consisting of traditional brick partition walls or dry partition walls with plastered coating.

FLOORING AND TILING

The property will have large format porcelain flooring in light and greyish tones. The texture will be imitation natural stone or cement and fine to the touch.

A non-slip version of the flooring will be used for the terraces and covered porches.

The bathrooms will use the same flooring as the rest of the property or with a ceramic tile identical to that of the cladding to be used on the walls (these will be porcelain and in some cases will be imitation wood depending on the particular design).

In the common areas such as the lift, stairs, corridors, etc. porcelain tiles with maximum dimensions of 40x40 will be used in slightly darker tones than in the interior of the properties and with a texture and sensation rougher to the touch.

The skirting will be in all cases the same material as the flooring.

In the entrance to the flats a welcome mat will be built into the flooring and will be the same for all units.

In the exterior common areas (pedestrian paths, swimming pool area, sun loungers, etc.) the flooring will be made from non-slip material with design patterns in keeping with the landscaping. The material used will be porcelain in imitation wood or natural. There will also be artificial wood decking in the colour of your choice. The pedestrian paths will be cement paving or pattern imprinted concrete.

The bathroom will be tiled either in ceramic or porcelain.

The concept is to give the sensation of a spa with imitation wood ceramic tiles in the showers and baths, and in the remaining areas an imitation plaster finish or neutral cement rendering that does not create visual chaos.

The floors will have sound insulation. (Damm-impact sheets or SIMILAR).

TAPS

The sink and bidet will have high-end polished chrome mixer taps.

The shower taps will match those on the sinks. In the second bathroom there will only be an exterior mixer tap with rod and shower head. In main bathrooms there will be a set with rod, removable shower head and top spray shower head.

COATING

The exterior coating will be continuous and made from plastering with traditional water repellent cement.

Some of the exterior panels will be clad with artificial or natural stone or with ceramic tiles.

False plaster ceilings throughout the property. For the covered porch a suspended false ceiling is planned with a metallic structure made from a cement board.

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TECHNICAL DETAILS

ROOFING

The accessible and non-accessible roofs covering habitable and inhabitable spaces will be composed of: vapour barrier, thermal insulation made from projected polyurethane foam and waterproofing using POLYUREA or SIMILAR.

PARTITION WALLS

The partitions between properties (dividing walls) will be made of triple brickwork composed of: double air brick, mineral wool insulation, perforated brick (½ foot), mineral wool insulation and double air brick to cover.

The property's interior partitions will be made of partition walls with traditional brick or dry partition walls.

PLUMBING

Made with cross-linked polyethylene (PEX)/ and high-density polyethylene (PE100) in exterior networks.

All piping will be covered with Armaflex (both cold and hot water pipes).

General taps in utility cupboard inside the property.
Individual taps in each room.
Water point on the terraces.

There will be cisterns for water, irrigation and firefighting systems.

Community water accumulator - capacity according to plumbing estimates - 150 litres by independent block and thermal electric.
For each apartment.

SANITARY APPLIANCES

All sanitary appliances will be built in and have a high-end built in cistern,

All seats will be soft-close.

The sinks will be fitted in matt white. These will be separate from the drawers unit which will be optional for the client.

The double sinks for the main

bathrooms will be one piece approximately 1.10m long and with two taps.

The mirrors will be fitted and separated from the wall with an LED strip for backlighting. (Optional)

SANITATION

The pipes will be soundproofed, brand TERRAIN or SIMILAR.

Network of storm drains independent from the sewage network. Rust coloured PVC gutters.

Non-return valve at exit to main network.
Floor traps in bathrooms and toilets.
Drains and security water spouts in the terraces.

ELECTRICITY

The mechanism will be white and high-end.

The electrical panel will be located in the utility cupboard inside the apartments in a space reserved for the automated systems (pre-installation only).

The maximum allowed power for the apartments will be 9200W, in single-phase supply (230v).

AIR CONDITIONING

High-end air-to-air system with one unit per apartment.

Rectangular vents, with glass fibre covered interior and Climaver plus or SIMLAIR aluminium sheeting exterior.

Double deflection grills for extract and supply functions.

TELECOMMUNICATIONS

INFRASTRUCTURE:
Telecommunications enclosures (in lower and upper part of building).

Cupboard in basement (modular telecommunications).

Registered in plant and layout in basements.

TELEPHONE

Telephone points with RJ-45 outlets of same brand as the mechanisms in the property in kitchen-lounge and bedrooms.

Data points with RJ-45 outlets in lounge and main bedroom, same brand as mechanisms in the property.

Distribution frames and external networks as per telecommunication infrastructure regulations.

TELEVISION

Antenna for satellites.

Terrestrial antenna for TV channels.

TV outlets . RF.+RI. in lounge-kitchen and bedrooms, same brand as mechanisms in the property.

Unconnected outlets planned in secondary bedrooms and utility cupboard, same brand as mechanisms in the property.

VIDEO ENTRY PHONE

High-end brand with exterior intercom and video terminal in interior of apartments with similar characteristics and of same brand.

AUTOMATION

Home automation pre-installed with automation control panel in cabinet.

ALARM

Alarm control panel pre-installed in utility cupboard. (Future wireless installation).

PAINT

Acrylic paint in interior on horizontal and vertical surfaces.

Gloss paint on metalwork after priming.
Emulsion on ceilings in damp areas.

INTERIOR JOINERY

Main entrance door in MDF wood veneer. Height 2.30 m plus panel up to false ceiling.

Interior connecting doors and cupboard doors in lacquered MDF with colour finish, height 2.30 m plus panel up to false ceiling.
Interior of the latter laminated (without interior decoration, simply fitted with luggage rack and rail).

EXTERIOR JOINERY

All the property's exterior joinery in lacquered aluminium in colour to be defined and with thermal bridge break CORTIZO brand or similar.

Blinds only in bedroom and with electric drives. (Except in corner windows).

WINDOWS

PLANITHERM or SIMILAR CLIMALIT type glass of different thicknesses depending on size.

Security railings 8+8 or 10+10 (depending on size) with factory anchoring system (laminated and tempered glass securit Q-railing Easy Glass or SIMILAR type).

KITCHENS

Lacquered furniture/wood finish. Only the "L" shape. The island would be extra.

Formica worktops.

Includes Siemens electrical appliances.
Multifunction oven + Induction hob 60 + Fridge/freezer + extractor fan.