

LIFTS

Top end quality national brand with interior decoration to be determined.

All pipes will be covered using Armaflex pipe insulation (cold and hot water pipes).

Stopcocks in utility cupboard inside the property.

Separate stopcocks for each connection.

Water access on the terraces.

There will be water tanks, sprinklers and fire prevention.

General summator/meter for the swimming pool, potable water, sprinklers, fire prevention.

Meter banks for properties and Gatell valves.

Community storage tank - capacity according to plumbing calculations - by block and 150 litre independent thermal electric. For each apartment.

The property's flooring will be large-format porcelain in the lounges and kitchens, 75x75 and 60x60 in the rest of the property, in light or grey colours - except in the main bathroom with RAGNO brand or similar.

This flooring will also be used in its anti-slip version in the terraces and covered porches.

The bathrooms will be RAGNO porcelain, finished in wood 20x120cm and RAGNO stoneware porcelain with a stony finish 30x60cm. The same material will be used for the wall tiling.

In the common areas of the lift, stairs, hallways, etc, a porcelain will be used with a maximum size of 45x45 in slightly darker colours than in the inside of the properties and with a rougher texture and feel in RAGNO brand or similar.

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

In the entrance to the apartments, a welcome mat will be placed, built into the floor and the same for all units.

In the exterior communal areas, (pathways, swimming pool area, loungers, etc.) non-slip materials will be used with designed patterns which go with the landscaping.

The pathways will be cement paving stones in grey colours and stone.

The communal bathrooms will be tiled either in ceramic or porcelain.

There will be sound insulation in the floors. (Damm-impact sheets)

PLUMBING

Use of reticulated polyethylene pipes (PEX) and high-density polyethylene (PE100) in exterior networks.

Stopcocks in utility cupboard inside the property.

Separate stopcocks for each connection.

Water access on the terraces.

There will be water tanks, sprinklers and fire prevention.

General summator/meter for the swimming pool, potable water, sprinklers, fire prevention.

Meter banks for properties and Gatell valves.

Community storage tank - capacity according to plumbing calculations - by block and 150 litre independent thermal electric. For each apartment.

SANITARY APPLIANCES

All sanitary appliances will be on the ground (Dream model) and with fitted cistern in the main bathroom, GROHE brand or similar.

All seats will have soft-close system.

Sinks will be suspended creating an independent unit from the other pieces in the bathroom. The work surfaces will be Corian or similar, matt white in colour, separate from the drawers' cabinet, which will be optional for the client.

The double sinks in the main bathrooms will be in one unit approximately 1.10m in length and with two taps.

The main bathroom mirrors will be hung and separated from the walls using an aluminium angle with a strip of warm LED lighting for backlight. Size will be adjusted according to the work surface width and the cutting of the bathroom tiles.

TAPS

The sink and bidet will have mixer taps in bright chrome, Ritmonio brand or similar. The shower taps will match those of the sinks. Set of bar, detachable shower head and shower head.

NEW LIVING EXPERIENCE



The Residences

MARBELLA - ESTEPONA

GENERAL BUILDING SPECIFICATIONS

Sales & Marketing



fmconsulting.es

Developed by



SYZGYbyFM.com

FONDATIONS

The foundations will be designed with reinforced concrete slab (block 4) and using pile foundations.

HORIZONTAL AND BEARING STRUCTURE

The structural system is composed of reinforced concrete pillars of a rectangular shape which are supported upon waffle floor slabs or solid slabs. / The possibility of hanging girders has been considered, given the areas to be bridged.

FACADE

It will be mainly built of, on the outer face, 1/2 foot thick perforated brick, rendered on the inside and outside 2cm and 1.5cm thickness respectively, with chamber and 5cm injected polyurethane foam insulation of 35kg/m³ density, and on the inner face dry laminated plaster partition wall. Between the profiles there will be 5cm rockwool insulation. The slabs which are adjacent to damp areas, such as the kitchen and bathrooms, will have special damp resistance characteristics.

ROOFING

The trafficable and non-trafficable roofs over habitable spaces will have 1% to 5% gradients and will be composed of: vapour barrier - where necessary - creation of gradients of cement mortar or geotextile as a separating element using different materials, isolation, geotextile, waterproofing using modified bitumen sheet, protective layer of cement mortar or M-5, textured and prepared for paving with anti-slip tiles, according to use.

For terraces and porches over habitable spaces, waterproofing made from impermeable sheets fixed with a primer before applying the cement mortar for the gradient (1% to 5%), textured finish and protected with a separating layer of geotextile and a protective layer of cement mortar, textured and prepared for paving.

For passable covered terraces over non-habitable spaces, the same will be applied as to roofing without insulation.

PARTITION WALLS

The interior partitions of the property will be dry partition walls using laminated plaster boards on galvanised steel profiles with thermal acoustic insulation in the interior. The system will have elastic straps in the supports with the floor-walls and ceiling.

The property's dividing walls will be soundproof perforated brick (1/2 foot) with mortar and a freestanding backing on both sides of double laminated plasterboard, screwed into a galvanised sheet, anchored to the floor and ceiling on watertight seals in lower areas and on felt in upper areas. Thermal insulation using bare rockwool for sound and thermal insulation placed in the area of the profiles.

COATING

The exterior coating will be continuous and consist of rendering with traditional water-repellent mortars and reinforced and strengthened in the changes of material with mesh (2cm thick in both the vertical and horizontal).

Flashing rendered and waterproofed with acrylic rubber putty.

Some exterior panels (special) will have applied to them artificial or natural stone, or ceramic.

Laminated plaster false ceilings throughout the property. The covered porch will have a metallic suspended false ceiling structure made from a concrete slab finished with finishing pastes.

PAINT

Plastic paint in interiors on walls and ceilings.

Enamel paint on locks after priming with red lead. Plastic paint on ceilings in damp areas.

SANITATION

Pipes will be soundproofed, TERRAIN brand or similar.

Drainage network independent of the wastewater network. Guttering with russet colour PVC pipes.

Non-return valve at the exit to the general network. Syphon trap in bathrooms and toilets.

Drainage and security rainspouts in terraces.

ELECTRICITY

White colour GIRA brand light switch.

The circuit breaker panel will be located inside the installation cupboard inside the apartments with space reserved for the automation equipment (only pre-installation).

The maximum permitted power for the apartments will be 9,200 W in single-phase supply (230 V).

AIR CONDITIONING

DAIKIN brand air-air system, one unit per apartment,

Rectangular ducts in glass fibre, covered inside and outside with Climaver plus aluminium sheet.

Double deflection grilles in supply and extraction, or with regulation.

TELECOMMUNICATIONS

RJ-45 telephone sockets located in lounge-kitchen and bedrooms, same brand as switches in the property.

RJ-45 data sockets located in lounge and master bedroom, same brand as switches in the property.

Satellite dish.

Aerial for terrestrial TV channels and FM

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

Sockets without supply foreseen in secondary bedrooms and installation cupboard, same brand as switches in the property.

Gira brand video door-answering system with exterior intercom in stainless steel and video terminal inside the properties with similar characteristics and same brand.

AUTOMATION AND ALARM

Automation pre-installation in the automation cupboard located in the cupboard provided.

INTERIOR JOINERY

Main entrance security door in MDF wood veneer.

Interior connecting doors and wardrobe doors in colour lacquered MDF.

The latter with interior plastic covering (wardrobe not decorated in interior, only has luggage rack and clothes rail).

EXTERIOR JOINERY

All the property's exterior joinery is in lacquered aluminium, colour to be determined, with CORTIZO, or similar, thermal break - series depending on system and size.

Blinds only in bedroom and motorised (except on windows at corners).

GLAZING

PLANITHERM glazing 4S 6/12/6, 4+4/12/6, 4-4/12/4+4, 4+4/12/5+5 and 4+4/12/6+6 (climalit glazing of different thicknesses according to size).

The laminated security railing with thickness according to the size and with factory anchoring system type Q-railing Easy Glass or similar.

GARDENS

Grass seed sown in gardens, large sized trees, decorated areas with small plants, watering system according to landscaping project.

SWIMMING POOL

Swimming pools 18.0x6.0m and 6.0 x6.0m in size, with skimmer. Maximum depth of 1.35m.

Changing rooms and loungers area adjacent to swimming pools.

Sub-aquatic lighting system using light bulbs.

KITCHENS

Fully equipped kitchens with low and high fittings (island not included) with white finish, layered combining oak barrel detailed in the infographics and worktop in quartz according to the layout of the plans for each apartment.

The following electrical appliances included, the brand is Siemens or similar: Multi-function oven, 60cm induction hob, fridge/freezer, washing machine, dishwasher and extractor fan.

EXTRAS THAT ARE NOT INCLUDED INTO THE PRICE

Extra package of the second bathroom: Shower enclosure, the furniture of the sink with cabins and illuminated mirror.

Extra package of the main bathroom: Taps of the sink and built-in shower, the glass shower door. Drawer of large storage capacity, fully tiled, underfloor heating, built in head shower.

The package of LED lightning: set of partitions and decorative lights in false ceiling to lighting through LED strips in the living room and bedrooms.

The option of bide: the possibility to include it in the master bathroom.

The option to have bigger top of the sink in the master bedroom: top of the sink of Corian or similar brand with individual sink and tap in order to gain extra space.