

# ATALAYA EMOTION

Costa del Sol / Estepona (Málaga)

## QUALITY REPORT

### GROUNDING WORKS

The foundation will be designed using a reinforced concrete slab in blocks with parking in the basement and braced footings in reinforced concrete and sanitary slab in a chamber to isolate the houses from the ground in blocks without a basement, in accordance with the prescriptions and recommendations dictated by the geotechnical report carried out.

### STRUCTURE

The structural system comprises reinforced concrete pillars with a rectangular cross-section supporting mesh-reinforced top slabs or solid concrete slabs 100%-compliant with current regulations. The building has a grounding network in each block.

### ROOFING

Flat walk-on roofs in solariums with slight slope, asphalt sheet waterproofing, thermal insulation using extruded polystyrene (XPS) sheets and finished with non-slip tiled flooring suitable for outdoor use. The remaining roofs are for technical purposes with asphalt sheet waterproofing, thermal insulation using extruded polystyrene (XPS) sheets and a gravel finish.

### FAÇADE

The building seeks to draw a distinction among the different areas, with large terraces surrounded by frames and porticos, complete with glass balustrades that provide uninterrupted views over the development, the sea or the mountains depending on the position of the property. Part of the terraces on the top floor are covered with pergolas that filter light, whereas ground floors have covered porches and open-air terraces. Blocks are arranged on different levels adapting to the contours of the terrain and the simplicity of the design gives the building a contemporary and cutting-edge look.

The façade finish uses cement mortar rendering and acrylic exterior masonry paint in ochre shades and white as per design. Certain parts of the building are highlighted using ceramic coverings to give the building a quality feel.

The façade is composed of a twin-leaf enclosure with cavity insulation: external leaf with 11 cm thick ceramic brick; thermal insulation in accordance with statutory Technical Building Code specifications; internal leaf with 15 mm thick laminated plasterboard on galvanised steel profiles.

All corner ground floor properties' terraces and those on floors one and two have individual flower boxes and a programmable drip irrigation system.

### BRICKWORK AND INSULATION

Separating walls between properties are made of laminated plasterboard on galvanised steel profiles with rock wool soundproofing and sheet metal intermediate separation.



The internal partition walls in each property are also constructed in laminated plasterboard on galvanised steel profiles, with thermal and sound cavity insulation.

Floors between properties are impact-soundproofed and the floor on the ground floor has extruded polystyrene insulation.

## **INTERIOR WALL PAINTWORK**

Smooth acrylic paint on laminated plasterboard (\*choice of colours available). Laminated plasterboard suspended ceiling throughout each property with acrylic paint finish.

The ceiling of the main bathroom – or secondary bathroom, depending on property type – will have 60x60 cm plaster panels with visible metal profiles that permit access for the maintenance of the air-conditioning system.

## **EXTERIOR FLOOR AND WALL TILING**

Non-slip stoneware on porches, terraces and open-air terraces, utility areas and solariums.

## **INTERIOR FLOOR AND WALL TILING**

Rectified porcelain stoneware floor tiles throughout the property (Porcelanosa brand). Bathrooms have porcelain stoneware tiles and kitchens have a combination of partially painted walls or tiling for an integrated, modern design. (\*Choice of floor and wall tiling available.)

## **EXTERIOR CARPENTRY AND GLAZING**

Exterior joinery with high-performance PVC profiles and double glazing with air cavity. Sliding balcony doors in the living room and master bedroom, recessed to be flush with the floor. Double glazing with air cavity, including laminated safety glass on balcony doors. Thermally-insulated aluminium slat roller shutters finished in the same colour as the joinery in the bedrooms and living room. Utility area access door with PVC profiles and translucent safety glass with air cavity.

Armoured front door to the property, with structure and sub-frame in steel, blocking mechanism, double security lock and peephole. To exterior, hydrolacquered panel in the same colour as the joinery; to interior, finished with the same finish as room doors.

Terraces as per building design, with parapet walls and light balustrades with safety glass and metal profiles.

## **INTERIOR FITTINGS AND GLAZING**

Lacquered room doors with 210 cm high leaf, solid core, lift-off hinges and soft-close mechanism with rubber strip on frame (\*choice of finishes available at no extra cost as per the customisation catalogue).

All bedrooms have fitted wardrobes with lacquered sliding doors (same as room doors), interior lined with textile melamine, fitted with self-closing drawer unit, shelves, upper storage space and hanging rail. Bedroom 1 in types A0, A1, C2, J0, J1, K0, K1, O2 and P2 is the exception, instead having a walk-in wardrobe with sliding doors at the entrance to the room, interior lined with textile melamine, fitted with self-closing drawer unit, shelves, upper storage space and hanging rail.

Some properties have a storage wardrobe with sliding or hinged doors depending on property type and lacquered finish (same as room doors).



## PLUMBING

Indoor plumbing in the property with approved plastic piping.

Bathrooms with:

- Resin shower trays with slate finish in different sizes and fitted shower screen.
- Concealed shower fittings.
- 30x30 cm ceiling shower with natural rain effect in main bathroom.
- Concealed cisterns in both bathrooms.
- Premium-quality HANSGROHE taps and sanitary ware.
- Premium-quality, eco-efficient, single-lever washbasin mixer tap (Hansgrohe-brand or similar).
- ABS soft-close toilet cover with click-off system.
- Wall-mounted washbasin units with mirror and LED downlights in both bathrooms.

## VENTILATION

Ventilation throughout the property, including kitchen and bathrooms, via forced extraction ducts.

## ELECTRICITY

High-grade 9.2 kW electrical installation (contracted power supply is 6.9 kW and may be increased on request).

Interior installation with premium-quality fittings and dimmer switch in the living/dining room. Outdoor perimeter lighting in properties on ground floors.

TV sockets in living room, all bedrooms, porch, terrace and solarium. RJ45 network sockets in living room and all bedrooms.

Properties have access to fibre optic broadband telecommunications services in accordance with current legislation.

## IRONWORKS

On parts of the complex such as the wall around the estate, gates to the private gardens of the properties and entrances to the poolside area.

## KITCHEN

Fully equipped with base and wall units to ceiling, self-closing drawers and pull-out hood.

Depending on the property type, the kitchen has a large island or peninsula and quartz worktop (Silestone, Compac or equivalent brand) with worktop sink and drainer grooves with overhang towards the living room making a breakfast bar (\*choice of colours available for units and worktop).

Premium-quality, eco-efficient, single-lever sink mixer tap (Hansgrohe-brand or similar).

LED lighting under worktop.

Spaces for built-in dishwasher and refrigerator and vertical fitment for built-in conventional oven and microwave according to property type. The following white goods are included: extractor hood, oven, refrigerator, ceramic hob, dishwasher, microwave and washing machine in the utility area.

## GALLERIES



Enclosure with lacquered slats to match the façade in the same colour as the joinery. With lighting point, 150-litre DHW storage tank and, installation for washing machine and dryer. Interior walls finished in white cement render.

## HEATING AND HOT WATER FROM HEATERS

Ducted pre-installed air-conditioning (hot/cold). The outdoor unit or aerothermal heat pump is located on the roof; the indoor unit is located in the suspended ceiling in the second bathroom. The control thermostat is in the living/dining room.

Domestic Hot Water (DHW) is also produced by the aerothermal heat pump, fed to a hot water accumulator with back-up support from electrical resistance.

Underfloor heating throughout the property using the aerothermal heat pump; the control thermostat is located in the living/dining room. Electric underfloor heating in bathrooms.

## TELECOMMUNICATIONS

Installation of TV reception equipment offering free-to-air television in the following languages: Spanish, Russian French, Polish, English and German.

In addition, the installation contemplates the possibility of tuning into a channel platform in Scandinavian and English languages by contracting it.

## WIFI

Wi-Fi router installation.

Communal Wi-Fi network service with Internet access in the communal areas of the development.

## PRIVATE GARDENS

Gardens with artificial lawn. These gardens will be surrounded by a masonry wall and metal railings with cypress hedging around the perimeter with programmable drip irrigation system and tap. All the gardens on the main façade have a metal gate for direct access to the urbanization, except the gardens of the ground-floor apartments in block 6

There will be a metal gate at the exit to the development. The gardens are separated by cypress hedging on both sides, with programmable drip irrigation system and rigid welded mesh fencing.

## PARKING

The development has two separate basements with different access points, with car parking spaces, storerooms, utilities rooms and amenities. One of the basements is located under blocks 2 and 3 and there is outdoor access to block 1 via pedestrian access in the development covered by a pergola. The second basement is located under blocks 5 and 6 and there is access to block 4 via an underground pedestrian corridor and lift connected to the two floors of block 4.

All properties come with at least one car parking space and a storeroom located in an area away from the parking, close to the stairways and lifts. The basement has a ramp for vehicle access with remote-controlled door, in addition to convenient pedestrian access by stairways and lifts from the different floors of the buildings in all blocks.

The basement garage enclosure consists of a waterproof, reinforced concrete wall which will be finished with signage paint and will have a floated concrete floor.



Basement parking will include provision for the future installation of electric vehicle charging point with an individual meter in accordance with current regulations.

Both basements will have bicycle parking in an enclosed space fitted with air pump and water tap for bicycle maintenance. It is equipped with all fire safety measures as required by current legislation.

## PRIVATE SOLARIUM

All Premium properties have a private solarium with direct access from the property via a private stairway. Solarium has access via a motorised roof.

Solariums have:

- Barbecue unit with shelves, sink, tap and pre-installation for a small refrigerator.
- Shower with hot and cold water.
- Power socket and TV and lighting socket.
- Pre-installation for Jacuzzi.

## URBANISATION

The development is being built in two independent phases as per the marketing plans. Phase 1 includes blocks 1, 2 and 3, entrance, basement underneath blocks 2-3 and the above-ground and basement amenities. Phase 2 includes blocks 4, 5 and 6, basement underneath blocks 5-6, garden areas, lake and the rest of the amenities.

The perimeter is fully enclosed by a masonry wall and lacquer-finish steel gates, with the installation of a perimeter security system using video surveillance cameras. Pedestrian access to the development is through different nearby streets via video intercom. The main entrance, in calle Pico Alcazaba, also provides two pedestrian access points, one of which is next to the pedestrian street that leads to a large landscaped boulevard. All pedestrian access points will have key-operated access, whereas vehicular access points will be operated by remote control.

The buildings rise up over the development creating landscaped embankments that adapt to the contours of the terrain, providing views over the sea and towards the La Concha peak from some of the different levels. The blocks are connected to each other and to the green spaces via pathways and accessible ramps allowing for the elimination of architectural barriers, creating a pathway surrounded by Mediterranean vegetation with a range of trees, and ground-cover and aromatic plants in keeping with the landscaping. All the gardens will have an automatic watering system, lighting and street furniture.

The development will have a signage system designed to indicate the location of the amenities as well as identifying the properties, storerooms and car parks. Post boxes are located inside the development near the main entrance and are protected by aluminium carpentry.

In addition, the urbanization will have a decorative fountain and lighting in the main access area and other smaller decorative fountains near the pedestrian accesses.

The communal areas have a total area of 6,700 m<sup>2</sup>, distributed as follows:

### Amenities Phase 1

- Pool area

In the central area of the urbanization, the swimming pools and pool beach area are arranged with non-slip pavement around the pools and natural grass area, equipped with showers, sun loungers, sun umbrellas, gardening and lighting, with direct access from the common areas and delimited in its entire perimeter with metal railing and entrance gates. The



enclosure of approximately 1,150 m<sup>2</sup>, will have:

? Heated pool with a water surface area of approximately 80 m<sup>2</sup>, perfect for swimming with dimensions 20 metres long and 4 metres wide and a depth of between 110–140 cm, gresite finish and underwater lighting. Overflow edge with grille and the water level flush with the exterior paving. Masonry steps and metal ladders provide access to the pool. It will also have a thermal pool cover. Saltwater chlorination is used to treat the pool water.

? Adult pool with a water surface area of approximately 93 m<sup>2</sup> and a depth of between 110–140 cm, finished to the interior with gresite and underwater lighting. Overflow edge with grille and the water level flush with the exterior paving. Access to the pool is via masonry steps and metal ladders. Saltwater chlorination is used to treat the pool water.

? Children's paddling pool with a water surface area of approximately 15 m<sup>2</sup> and a depth of 30 cm, finished to the interior with gresite and underwater lighting. Overflow edge with grille and the water level flush with the exterior paving. Designed for young children to paddle in. Saltwater chlorination is used to treat the pool water.

? Children's area with water jets of different heights, built into the non-slip paving, with an approximate area of 10 m<sup>2</sup>.

? Two heated Jacuzzis with underwater lighting, located next to the swimming pools, with capacity for 5–6 people, made in thermoformed acrylic materials in a single piece, with stainless-steel grips, ergonomic seats with air and water jets, perfect for relaxation, massage and therapeutic purposes.

? Swimming pool toilets, located in the basement underneath the poolside area.

? Sun lounge area with non-slip paving linking the different pools and featuring sun loungers and parasols for an all-round pool experience.

- Pool beach of about 950 m<sup>2</sup> made up of a fenced area with non-slip paving around the pools, with various accesses distributed around the perimeter and showers grouped into two areas. The pool beach has part of natural grass and a diversity of natural plants and trees that gives it a fresh and Mediterranean character, illuminated and provided with drip/sprinkler irrigation. You will have sun loungers and umbrellas for the enjoyment of bathing.

- Landscaped green space with access paths to the swimming pools covering approximately 700 m<sup>2</sup>, with a range of plants and trees to give it a fresh and Mediterranean feel, lighting and drip/sprinkler irrigation.

- Gym

Located in basement A, underneath block 3, glass-fronted with views of the swimming pool area and gardens. It has a fitness room with a net floor area of approximately 42 m<sup>2</sup>. There is a fitness room with TV equipped with a complete set of machines for cardio, strength and flexibility training.

The gym also has a disabled toilet and changing facilities. There is direct access from the gym to the swimming pool area and to an outdoor paved area that can be used for outdoor exercise.

#### Amenities Phase 2

Large landscaped area in the centre of the development with pathways to the rest of the amenities, surrounded by different areas for leisure and play. It includes:

- Ornamental lake with a water surface area of approximately 78 m<sup>2</sup>, surrounded by vegetation and shaded areas providing a peaceful and relaxing atmosphere.

- Yoga area comprising a platform of approximately 35 m<sup>2</sup> located in the centre of the lake and linked via pathways to the rest of the garden area, surrounded by vegetation to aid the practice of yoga and meditation.
- Children's playground with a range of play equipment for children of different ages and soft flooring covering an area of approximately 80 m<sup>2</sup>.
- Petanque terrain of approximately 60 m<sup>2</sup>.
- Landscaped pergolas that diffuse the light and create shaded areas, covered with greenery that provide cooler spaces and benches to sit on, all located close to the lake. There is also a metal pergola of approximately 90 m<sup>2</sup> next to the petanque terrain, for the installation of roof solar panels in accordance with current legislation.

## COMMUNAL AREAS

The development complex has five blocks with three floors and one block with two floors. Each block has several stairwells with lift/s that connect properties to the parking basement and ground floor with the exception of block 1 which connects to the basement via a covered ground-level walkway with pergolas where the entrances and amenities are. The lifts have low-consumption electric motors, automatic doors, telephone connection, LED lighting and 6-person cabins. The blocks are also linked on the outside by corridors or pathways inside the development to make it easier to get to all the properties from the different areas.

The floor tiles on the communal stairways are finished in premium-quality non-slip porcelain stoneware whereas the pathways connecting the different blocks in the development are made of stamped concrete.

The facing on the walls in the communal areas is cement render painted white or another colour depending on which block it is part of.

## POOL

The development includes a range of swimming pools as described under the heading DEVELOPMENT.

## PROPERTY CUSTOMISATION

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

o Submit your choices before 12/01/2023 Blocks 1-2-4 y 10/03/2023 Blocks 3-5-6.

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

o Submit your choices before 23/02/2023 Blocks 1-2-4 y 10/05/2023 Blocks 3-5-6.

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

o Submit your choices before 23/02/2023 Blocks 1-2-4 y 10/05/2023 Blocks 3-5-6.

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- Paintwork.

\*Choice of the following finishes at an extra cost according to the Customisation at an Extra Cost Catalogue, within the specified dates:



o Submit your choices before 23/02/2023 Blocks 1-2-4 y 10/05/2023 Blocks 3-5-6.

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- In private gardens:

o Fitted wardrobes in porches.

- In private solariums:

o Tensile canopies.

o Retractable canopies (only under existing concrete pergolas).

o Fitted wardrobes.

o Submit your choices before 12/01/2023 Blocks 1-2-4 y 10/03/2023 Blocks 3-5-6.

- In private gardens:

o Artificial wood unit with lamps fitted in the ground.

o Prefabricated Jacuzzi fitted in the ground and surrounded by decorative pebbles.

- In private solariums:

o Non-slip marble shower tray and tiled walls.

o Jacuzzi-style whirlpool bath with pressured air and/or water jets perfect for relaxation, massage and therapeutic purposes.

o Larger barbecue.

o Indirect LED lighting on brick walls on roof.

- In parking spaces:

o Charging point for electric vehicles.

\*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]. For technical reasons, said materials may be replaced by others of similar or superior quality, but always with the same quality of materials as defined in these specifications.

## VIVIENDAS PREMIUM

Top-floor properties with solarium will have the following variations in specifications compared with the rest of the properties:

• Wood joinery:

o Lacquered room doors with 2.1 m high leaf, solid core, concealed hinges, magnetic latch and soft-close mechanism with rubber strip on frame. (\*Choice of colours available according to the customisation catalogue).

o Switch-operated LED strip lighting under the top shelf inside wardrobes in the master bedroom.

• Kitchens:

o Designer kitchen. (\*Choice of colours available for units and worktops according to catalogue.)

o Decorative extractor hood.

o The wall space between wall and base units is covered in the same material as the worktops, i.e. quartz (Silestone, Compac or equivalent brand).

o Single-lever mixer taps with ergonomic pull-out shower, with the option of laminar and rain-type jets, opening and closing button for precise water control. Hansgrohe QuickClean anti-scale system.

• The main bathroom will have:

o Backlit bathroom mirrors with demisting glass.

o Electric towel rail.

o Wall-mounted toilet.

o Hansgrohe Pulsify model shower. Overhead shower and hand shower, on adjustable bar, with thermostat and different





shower jet options (PowderRain, Intense PowderRain), with shelf, push-button, Quick Clean anti-limescale system.

- Glass balustrades depending on the property type and stainless-steel railing on the private stairway.
- LED ambient lighting on solarium parapets.

## **BUILDING SPECIFICATIONS WITH DATE:**

08/08/2022

## **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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