



BUILDING SPECIFICATIONS 'THE VIEW ESTEPONA

1. STRUCTURE & FOUNDATION

- Reinforced concrete slab foundations.
- Load-bearing structure consisting of reinforced concrete columns, walls and solid slabs.
- Calculation according to the geotechnical report, adapted to the water table and soil typology.

2. FACADES AND ENVELOPE

- Façade system with SATE (Exterior Thermal Insulation System) with 6 cm of EPS/XPS insulation.
- Cladding: continuous rendering, thermal insulation, perforated brickwork, non-ventilated cavity, mineral wool and plasterboard lining.
- Stone cladding (Stone panel or similar) or ceramic tiles in specific areas for aesthetic integration.
- Reinforced concrete pergolas with smooth finish and stone paint.

3. BUILDING COVER

- Walk-on flat roofs with private terraces, 14 cm XPS thermal insulation, double waterproof sheeting and non-slip stoneware finish.
- Non-trafficable technical roofs with gravel.

4. INTERIOR PARTITIONS AND FINISHES

- Separation between dwellings: double hollow bricks on both sides, metal profiles on each side with mineral wool and double plasterboard.
- Interior partition walls with metal profiles, insulation and double plasterboard.
- Continuous plasterboard false ceilings.
- Smooth matt paint on walls and ceilings.

5. FLOOR AND WALL COVERINGS

- Imitation wood ceramic flooring throughout the house.
- Complete tiling in bathrooms and kitchen with top quality porcelain stoneware.
- Acoustic insulation for impact of noise on residential floors.
- Private terraces with anti-slip tiles.
- Outdoor common areas with natural stone.

6. SANITARY FITTINGS AND FIXTURES

- Ideal Standard Connect washbasin with Steinberg chrome mixer tap.
- I.Life A toilet by Ideal Standard.
- Neo Plus Kromat shower tray by Hidrobox, with thermostatic mixer taps by Steinberg.
- Kaldewei Eurowa bathtub in enamelled sheet steel with Steinberg thermostatic mixer taps.

7. CARPENTRY

Exterior:

- Aluminium tilt-and-turn and sliding windows with thermal break and double glazing, model COR 70 and COR 4900 HI.
- Low-emission double glazing, with argon gas in chamber.
- Securised glass in windows and doors below 100 cm from the floor.
- Motorised blinds in bedrooms and blinds in main rooms.
- Terrace railings in brickwork, rendered and painted.
- Stainless steel handrails on railings to reach a height of 1.10 m.

Interior:

- Armoured front door with security lock.
- White lacquered sliding or hinged doors.
- Built-in wardrobes lined on the inside equipped with shelf and hanging rail.
- White lacquered wardrobe doors.

8. KITCHEN

- Large capacity wall and base units.
- Porcelain worktop.
- Washing machine, dishwasher, refrigerator, induction hob, multifunction oven, microwave and extractor hood.
- Stainless steel sink under worktop and single lever taps.

9. INSTALLATIONS

Air conditioning and ventilation:

- Double-flow mechanical ventilation system with heat recovery.
- Individual hot-cold air conditioning per dwelling by means of aerothermal heat pump and distribution by ducts and ceiling grille.
- Extractor hood in kitchen with independent outlet.

Domestic hot water:

Individual DHW production system per dwelling, by means of an aerothermal heat pump.

Sanitation:

Double separate network for rainwater and sewage.

Electricity and telecommunications:

- Installation in accordance with current regulations with switch mechanisms, sockets, shutter buttons, buzzers, mechanisms with trim, etc. Niessen brand or similar.
- Telecommunications installation in accordance with current regulations, with connections in all rooms of the house, except in bathrooms.

10. COMMON AREAS AND URBANISATION

- Communal swimming pool and lawned gardens.
- Gymnasium equipped with machines.
- Auxiliary spaces for communal use.
- Natural stone paving and walls with stone cladding (Stone panel or similar) or finished in painted mortar.
- Luminaires on the exterior of buildings, gardens and pool area.

11. GARAGES AND STORAGE ROOMS

- Basement levels with open parking spaces and individual storage rooms.
- Polished garage floor with anti-dust treatment.
- Fire doors and forced ventilation system against fire according to regulations.

12. PRIVATE GARDENS

- Ground floor flats with private garden with lawn.
- Enclosures with communal gardens with railings and hedges.

13. SOLARIUM FOR PRIVATE USE

- Individual swimming pool built on reinforced concrete structure, anti-vibration insulation and specific waterproofing with multilayer system.
- Compact and silent purification system, located in a hidden technical space on the terrace itself.
- Access to solarium via private external staircase.
- 6+6 safety glass railings on aluminium U-profile fixed to structure.

14. ENERGETIC CERTIFICATION

- Energy certification A in emissions.
- Energy certification B in energy consumption.