

An aerial architectural rendering of a modern residential complex, 'Pinares Hills', set against a backdrop of a forested hillside at dusk. The buildings are multi-level, featuring large glass windows and balconies, with interior lights glowing. Several swimming pools are visible, along with a parking area containing a dark car and a white van. The overall atmosphere is serene and sophisticated.

 DILS / LUCAS FOX

# PINARES HILLS

PINARES DE SAN ANTÓN, MÁLAGA

QUALITY SPECIFICATIONS

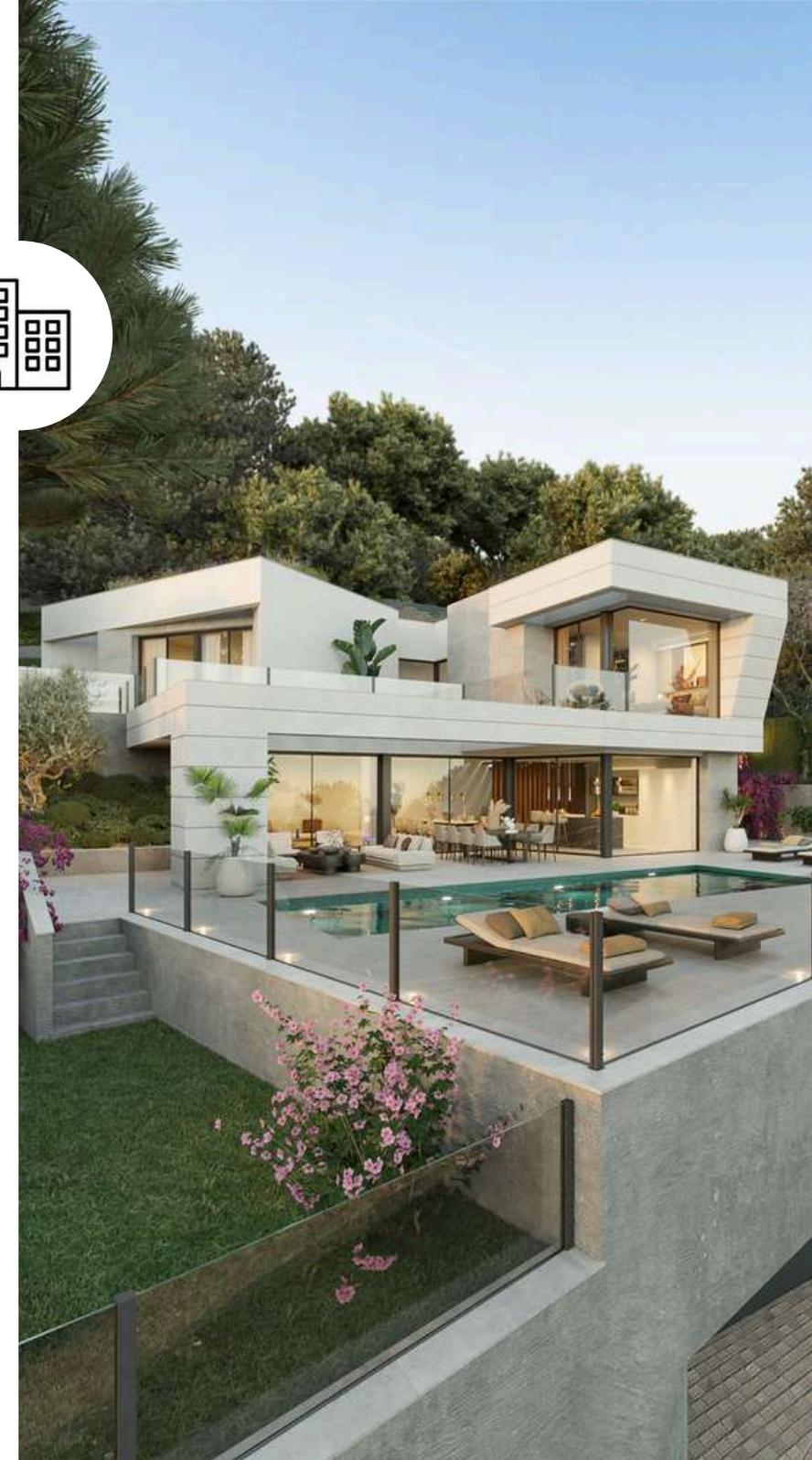
# STRUCTURES FOUNDATION

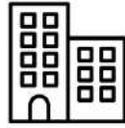
## FOUNDATION

The foundations are designed and elaborated using reinforced concrete foundations, micro piles, structural anchors and reinforced concrete retaining walls, all as per the structural engineers design and calculations.

## STRUCTURE PORTANT AND HORIZONTAL

The building super structure is designed using concrete slabs supported from the foundation on concrete and steel columns, with the rear floor slabs bearing on the villas rear retaining walls. Again, all as per the structural engineer's design and calculations.





# STRUCTURES FOUNDATION

## **FACADES**

The external facade is constructed using thick perforated brickwork, internal and external rendered with an internal cavity fully insulated using a projected polyurethane foam insulation to a minimum of 5 cms and 35 kg/m<sup>3</sup> density.

Interior dry partition walls will be fully insulated using rock wool insulation.

Walls and ceilings to humid areas, such as bathrooms and kitchens, will have moisture resistant boards.

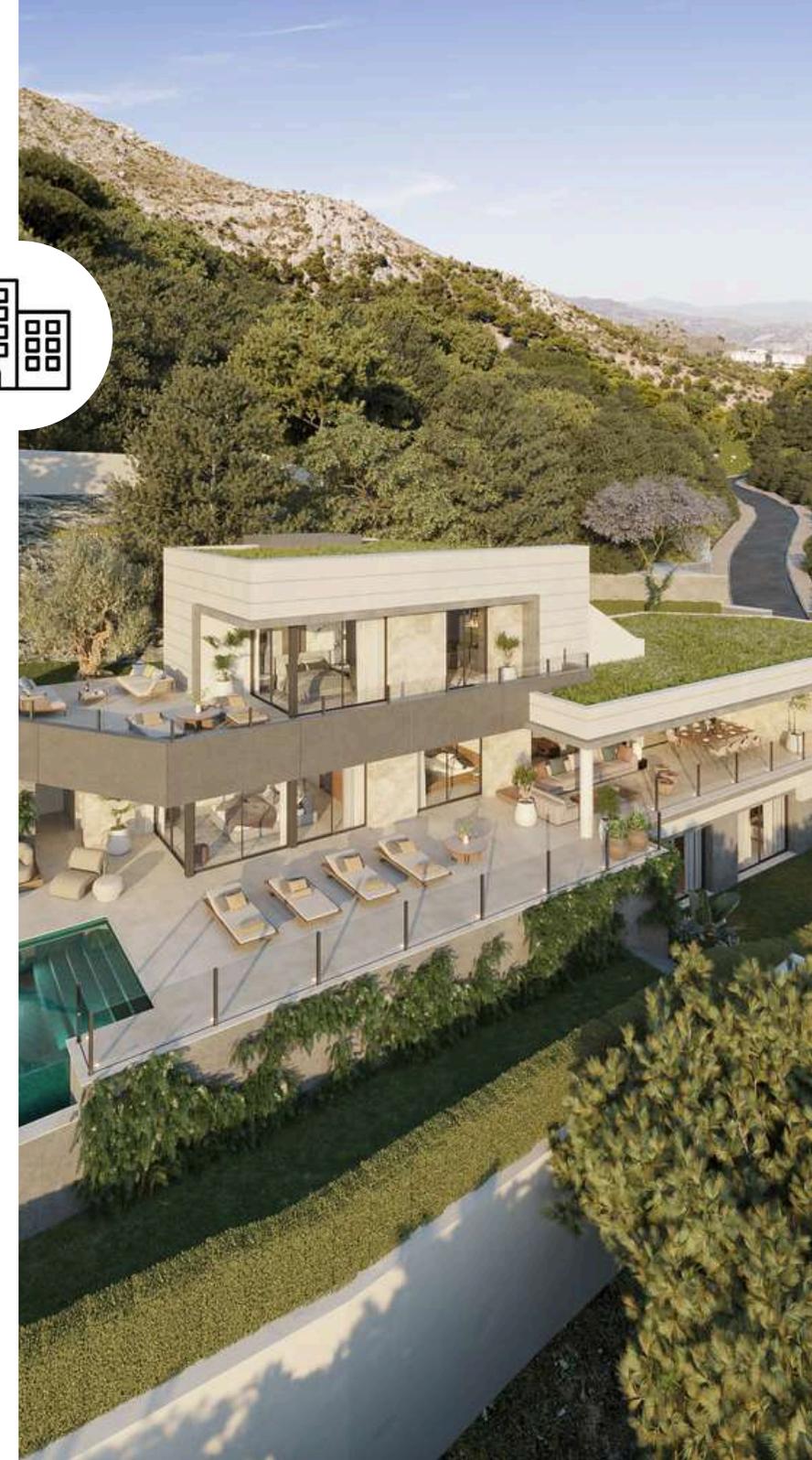
External walls will be rendered using a 2 coat render system, painted with the appropriate external paint finish.

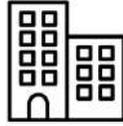


# STRUCTURES FOUNDATION

## ROOFS

Passable and non-passable roofs and terraces over habitable spaces will have a slope of 1% to 5%, formation of relevant falls to drainage using a cement mortar reinforced with mesh, bitumen waterproofing including a elastomer or PVC, 200 g geotextile and a protection layer of M-5 cement mortar, prepared for non-slip tile installation, or relevant roof covering.





## STRUCTURES AND PARTITION WALLS

### **PARTITION WALLS**

The interior partitions of the villa will be installed using dry partition walls with 15mm plasterboard on galvanized steel profiles with thermal and acoustic insulation within the walls.

Again, all partitions within areas of humidity, kitchens, laundry, bathrooms, will have a moisture-resistant board installed.

### **EXTERNAL FACADES**

The external render will be 2-coat waterproof render. Suspended ceilings will be installed using an external "Agua-panel" moisture-resistant cement board, all prepared for external paint finish.



## INTERIOR FINISH

### **FLOORING IN THE HOUSE**

The flooring within house will be FLORIM Biotec Soft 120x120cm porcelain stoneware. This flooring will also be used in its non-slip version on the terraces and covered porches.

### **STAIRS FLOORING**

Basement to ground floor FLORIN Biotec Soft porcelain tile / Ground floor to first floor in wood.

### **FLOORING COVERED AND UNCOVERED CAR PARK**

Floor painted with epoxy paint finish.



## KITCHEN

- Modulnova fully fitted kitchen
- Champagne colour Mitech finished fronts
- Aluminium display cabinet, black frame with smoked glass
- Striped panelling in Gold Brown finish
- Laminate worktop in Argila finish, 8 cm thick laminated bar in Metal colour
- Veravent faucet and sink in Black finish
- Fully integrated Miele appliances



# BATHROOMS

## MAIN BATHROOM

Porcelain stoneware floor tiles Brand FLORIM Biotec Soft 120x120cm. In same non-slip material in the shower.

Tiling on shower walls of porcelain stoneware brand FLORIM Biotec Soft 120x120cm.

FLORIM Biotec Soft 120x120cm pieces of 120x120cm. The rest of the vertical walls will be painted.

Bathroom furniture of the brand MODULNOVA, shower screens to a height of 2mts.

## SECONDARY BATHROOMS

Porcelain stoneware flooring FLORIM Biotec Soft porcelain stoneware 120x120cm. In the shower the same material non-slip.

Tiling in shower walls of porcelain stoneware brand FLORIM Biotec Soft FLORIM Biotec Soft 120x120cm pieces of 120x120cm. The rest of the vertical walls will be painted.



## TOILET

Porcelain tile flooring FLORIM Biotec Soft 120x120cm pieces of 120x120cms.

Painted walls.

## SANITARY FITTINGS

All sanitary fixtures will be wall hung, brand GEBERIT with SOFT CLOSE seat and recessed cistern with Geberit flush with push button Geberit models SIGMA70 finished in matt white. In main and secondary bathrooms the wash basins will be of variable dimensions, of the MODULNOVA brand, on a MODULNOVA on a washbasin base with 2 drawers.

The mirrors will be suspended and separated from the wall with a strip of warm LEDs to backlight them.



## TAPS

Washbasin taps will be Ritmonio single lever mixer taps with BLX finish and wall-mounted mixer taps for toilets. Wall-mounted mixer tap, Ritmonio brand, BLX finish.

Shower taps will match those of the washbasins. Ritmonio brand BLX finish.

# PLUMBING

All internal and external pipework will be installed using polyethylene pipe PEX high-density polyethylene (PE100).

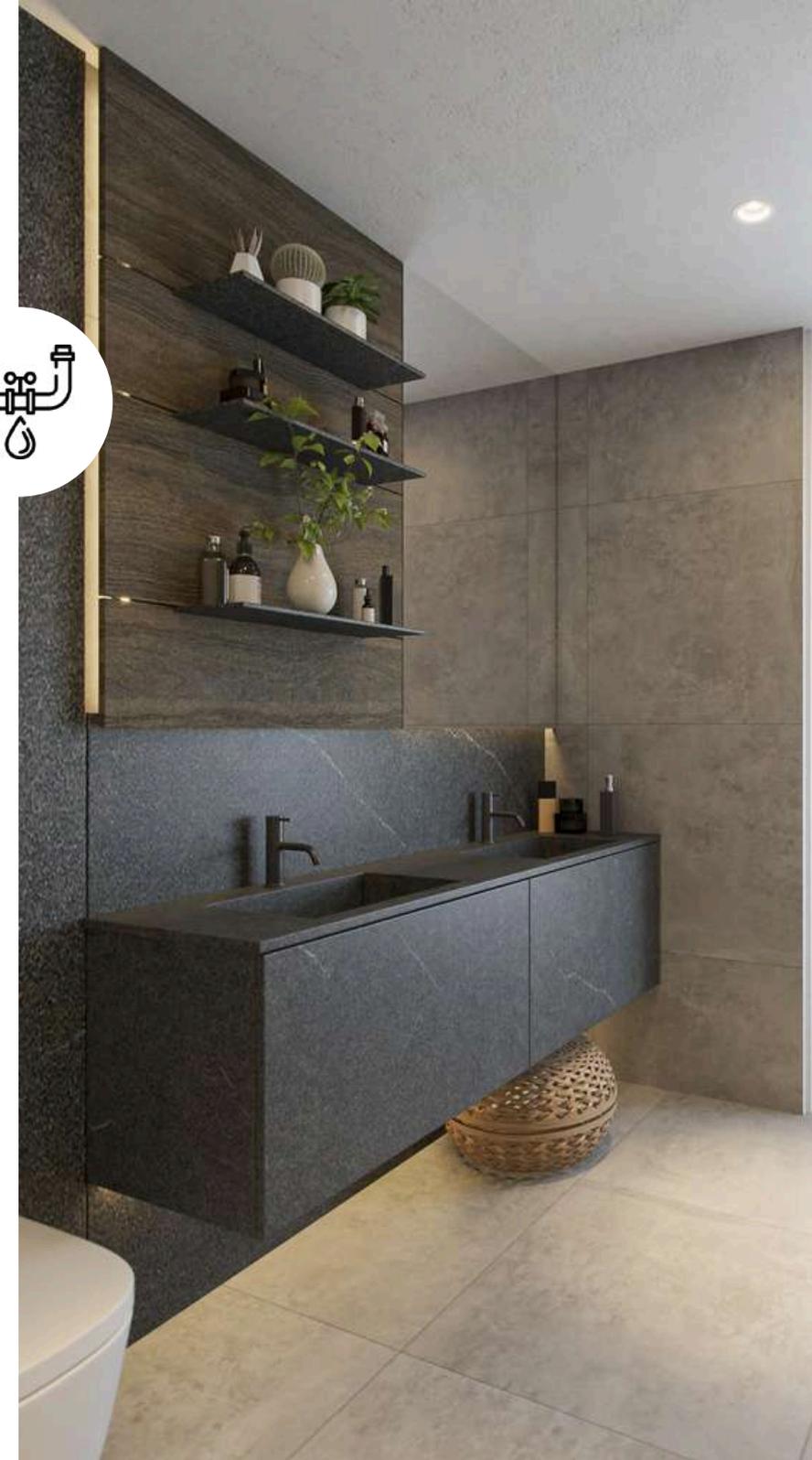
General shut-off valves will be within the accessible ceilings to each bathroom, general valve for the villa. Each villa will have water points on terraces.

Heating will be within floor using a DHW system (Aero.thermal, DAIKIN brand heat pump or similar).

Garden irrigation will consist of pipe work and connected to sprinklers, diffusers and drip fed points.

Swimming pool purification with sand filter, with salt chlorinator.

Pool lighting with LED spotlights.



# INSTALLATIONS



## ELECTRICAL INSTALLATIONS

The mechanism will be of the SCHNEIDER/D-LIFE brand or similar. The electrical panel will be located inside the installations cupboard inside the dwelling.

Lights within the villa will be via recessed spot lights, fixed lighting to plant rooms etc.

Pre-installation of electricity point for curtains and blinds in living room and bedrooms.



## DRAINAGE

Independent foul and rain water drainage system connected to the urbanization.

Internal drainage to have relevant siphon traps to sinks, toilets, showers etc to prevent return of smells of waste.





# AIR CONDITIONING



## **AIR CONDITIONING**

Heat Pump System. SAMSUNG brand heat pump or similar, which allows heating and cooling to be obtained. Outdoor unit located on the roof or in the garden area. Indoor duct units placed in false ceilings in bathrooms, technical rooms or dressing rooms. Rectangular fibreglass ducts lined internally and externally with Climaver plus type aluminium sheeting. Diffusion will be by means of linear grilles in both impulsion and return.

## **HEATING**

Underfloor heating by water throughout the house, common aérothermal production equipment with the DHW system.

## **VENTILATION**

Ventilation system by simple flow throughout the dwelling, with extraction outlets in wet rooms and common extractor located on the upper floor.



# TELECOMMUNICATIONS

## **INFRASTRUCTURE**

Telecommunications cabinet. Within plant rooms with Wifi throughout the house.

## **TELEPHONE**

Telephone points with RJ-45 sockets located in living-dining room, kitchen, bedrooms of the same brand as the mechanisms in the dwelling, SCHNEIDER/D-LIFE brand or similar.

Data points with RJ-45 sockets located in living/dining room and main bedroom, of SCHNEIDER/D-LIFE brand or similar.

Distribution points and external networks according to telecommunications infrastructure regulations.



## TELECOMMUNICATIONS

### **TELEVISION**

Pre-installation for satellite antenna.

Terrestrial antenna for TV and FM channels.

RF.+RI. in living-dining room, kitchen, bedrooms and training room, interior mechanism of SCHNEIDER/D-LIFE brand or similar.

Coaxial TBA sockets in living/dining room and main bedroom, SCHNEIDER/D-LIFE brand or similar interior mechanism.

### **VIDEO INTERCOM**

Video intercom, FERMAX/KIT WAYWI-FI brand or similar.

### **LIGHT REGULATORS**

Installation of light regulators in master bedroom, kitchen, living room and entertainment area.

### **LIFTS**

Pre-installation for LIFT, brand Otis, Mod. GEN2 SWITCH or similar.

## **INTERIOR CARPENTRY**

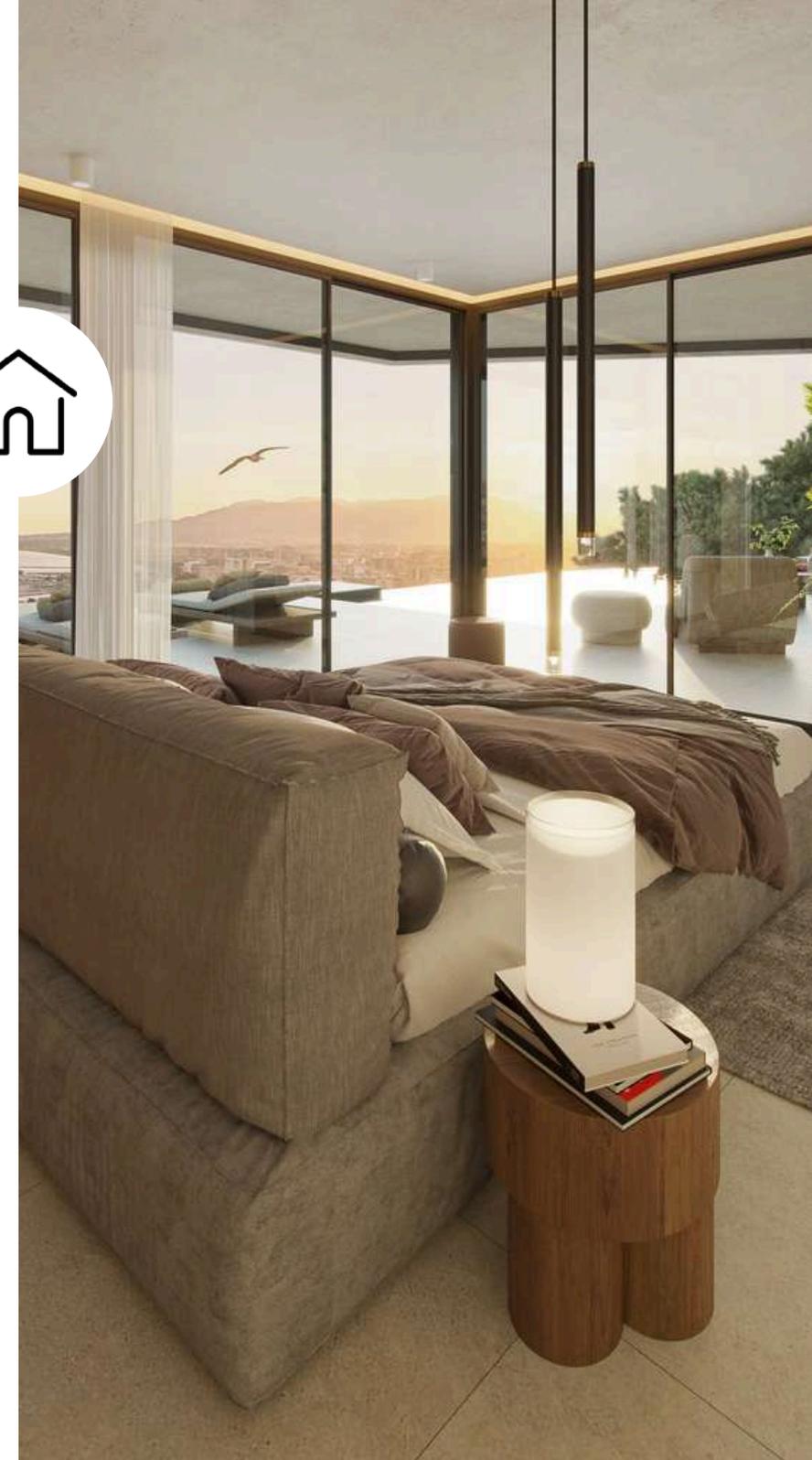
Main entrance door with armoured door composed of 19mm phenolic sandwich board veneered on both sides. Includes concealed hinges sufficient to guarantee the correct functioning of the door, handle, door operation and matt stainless steel handle.

The interior doors are made of white lacquered MDF, white-lacquered Architraves and solid pine leaf frame painted white.

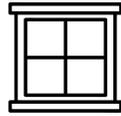
Wardrobe doors according to the interior design with fully fitted interior with shelf, luggage compartment, hanging rail, shoe rail, drawer units, shelves.

## **EXTERIOR CARPENTRY**

All the exterior carpentry of the house is in texturised aluminium with thermal bridge break, brand Cortizo or similar, installed with semi-consealed handles and security glass for the relevant wind loads specified.



# FINISHES

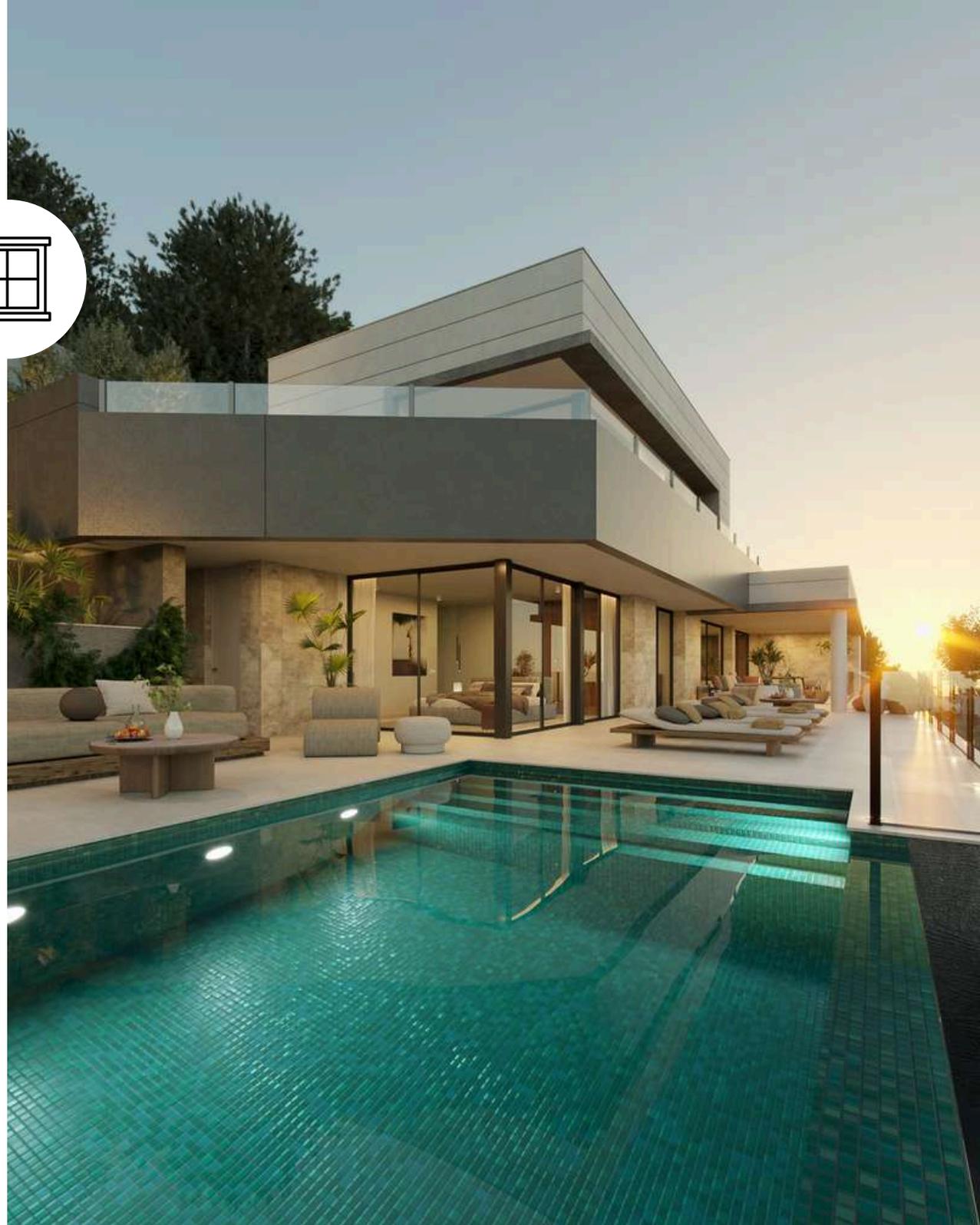


## **GLASS HANDRAILS**

External handrails 8+8 or 10+10 (depending on size) with u-channel anchoring system (laminated glass and tempered glass).

## **POOLS**

Porcelain stoneware tiles Brand FLORIM Biotec Soft, lighting with 24W/12V LED spotlights.





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