



**THE PALMS**  
AT ESTEPONA

Q U A L I T Y   S P E C I F I C A T I O N



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## FOUNDATIONS AND STRUCTURE

Foundations will be constructed in accordance with the conclusions of the Geotechnical Study.

The vertical and horizontal structural elements will be built using reinforced concrete, calculated and executed in line with current regulations and the Technical Building Code (CTE).

## FAÇADE

The exterior walls will be made of ceramic brickwork and finished with a continuous mortar render. Various textures and tones will be used to achieve a cohesive and attractive design.

The façade will incorporate a ventilated cavity with thermal and acoustic insulation, significantly improving energy efficiency and internal comfort.

Internal finishes will use a dry partitioning system with galvanised steel framework and laminated plasterboard.

## INTERNAL PARTITIONS

Walls between dwellings and between dwellings and common areas, will be built using a combination of brickwork and dry partitions with galvanised metal structures, laminated plasterboard, and mineral wool for thermal and acoustic insulation.

Interior walls within each property will follow the same system, with water-resistant plasterboard used in wet areas.

Non-tiled vertical surfaces will be finished in a smooth plastic paint.



## CEILING

Suspended ceilings made from laminated plasterboard will be fitted throughout each property, with moisture-resistant panels used in bathrooms.

A ceiling recess feature will be included in the living room and master bedroom.

All ceilings will be finished in a smooth plastic paint.

## ROOFING

Roofs will be designed according to their intended use and will always ensure waterproofing. Walkable areas will be finished with non-slip paving.



## EXTERNAL CARPENTRY AND GLAZING

The exterior carpentry and glazing will comply with the Technical Building Code (CTE), particularly the sections on Energy Efficiency and Acoustic Protection, enhancing indoor comfort.

Aluminium or PVC window frames with thermal break, and a variety of opening mechanisms depending on location.

Air intake via micro-ventilation systems.

Double glazing with dehydrated air chamber. Safety laminated glass for access doors.

Terrace balustrades in laminated safety glass.

## INTERNAL CARPENTRY

**Entrance door:** Reinforced, lacquered finish with spyhole, three-point security lock and stainless steel fittings.

**Internal doors:** White lacquered with matte stainless-steel handles. Hinged as standard, sliding in bathrooms to maximise space (as per plans).

**Wardrobes:** Hinged white lacquered doors, interiors fully fitted with shelving, drawers and hanging rails.

**Master bedroom walk-in wardrobe:** Modular design with smoked glass doors.



## PLUMBING AND DRAINAGE

Water points will be installed for all bathroom and kitchen sanitaryware.

Main shut-off valve and independent stopcocks for each wet room.

Hot water will be produced using a high-efficiency arothermal system.

All sanitary appliances will be connected to the main drainage network.

## CLIMATE CONTROL

Complete ducted air conditioning system with zoned temperature control (Airzone or similar).

Electric underfloor heating in bathrooms.

### **Optional upgrade**

Underfloor heating throughout the property.



## ELECTRICITY, TELECOMS AND DOMOTICS

Electrical installation in accordance with the Low Voltage Electrotechnical Regulation.

Data, telephone, and TV/FM sockets in living rooms, bedrooms, and terraces.

Video intercom system connected to the main entrance of the development.

High-quality electrical fittings.

LED spotlight rail lighting system in the living room, kitchen, and master bedroom.

**Domotics:** Basic package included (light control, web server, A/C control).

### **Optional upgrade**

Dimmable lighting, voice control, humidity/smoke sensors, motion detectors, touch screens, weather station, underfloor heating control, intruder detection and internal security cameras.

## VENTILATION

Mechanical ventilation system compliant with CTE, with extractors in bathrooms and kitchens.



## ENERGY EFFICIENCY

Construction solutions optimised for low energy consumption and high comfort.

Latest-generation, energy-efficient climate control and air quality systems.

LED lighting in communal areas for maximum efficiency.

Eco-friendly taps to reduce water usage and minimise environmental impact.



## TILING

Large-format 75x75 porcelain tiles (or similar) for floors.

Bathroom walls tiled with a combination of base tiles and decorative pieces.

**Choice of 3 colours.**

## SANITARYWARE AND TAPS

Top-quality sanitaryware, taps and shower screens selected for durability and function.

Modern, water-efficient fittings, with precision-controlled taps, comfortable shower trays and elegantly designed shower screens.



## KITCHENS

High-spec kitchen design with upper and lower units, soft-close fittings and integrated handles.

**Choice of 3 colours.**

Worktops available in at least 2 colour choices.

Appliances by Siemens (or equivalent): ceramic hob, extractor hood, fridge, oven, microwave, and dishwasher.

### **Optional upgrades**

Slatted kitchen design as shown in visualisations.

Fully integrated induction hob.

Miele appliances.



## PRIVATE OUTDOOR SPACES

**Ground floor gardens:** Private swimming pool and outdoor shower.

**Second-floor solariums:** Private swimming pool and outdoor shower.

**Optional upgrade**

Outdoor bar/kitchen.

## COMMUNAL AREAS

- Outdoor swimming pool
- Gym
- Coworking space
- Spa area with heated pool, sauna, and hammam
- Gated community with perimeter fencing
- CCTV pre-installation
- Lifts with garage access from all blocks





## **INSURANCE**

Ten-year structural warranty provided by an accredited insurer, covering any structural defects that compromise the building's stability or safety.

## **CONSTRUCTION OVERSIGHT**

Continuous supervision by an accredited Technical Control Organisation (OCT) to ensure compliance with quality and safety standards.

## **CTE COMPLIANCE**

All structural works will comply with the Structural Safety section of the Spanish Technical Building Code.

## **MATERIAL QUALITY CONTROL**

Certified laboratory testing for construction materials and processes.



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The materials listed in this specification document may be modified at the discretion of the project management, provided the quality is not compromised (in accordance with RD 515/1989).

The information contained in this commercial brochure is not contractually binding and may be modified by the developer, who reserves the right to make any necessary changes during the construction process due to technical, legal, or commercial requirements. Such modifications will not compromise the overall quality or the final finishes as presented. All information complies with Decree 218/2015 and is available to the consumer.

All construction solutions will comply with the applicable regulations, including the Technical Building Code and project specifications. Furniture is not included, except for the kitchen units.