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ALBA
HOMES

Building construction specifications

· Rincón de la Victoria ·
Málaga



Structure

The structure and foundation will be made of reinforced concrete, in accordance with the CTE (Technical Building Code) and the applicable regulations, with bidirectional slabs. Circular pillars made of exposed concrete will be used according to the typology of the property.



Party Walls

The separation between properties will be made up of brick masonry and dry partition walls, with the necessary insulation. Exterior finish suitable for the application of smooth paint.



Roofs

Formed by plasterboard sheets installed on a concealed structure of galvanized steel. Suspended ceiling with access panels in areas with installations. Smooth paint finish.



Interior Joinery

Reinforced entrance door with optical peephole, while the interior doors will be finished in white color with metallic handles, and the bathroom doors will have locks.

The built-in wardrobe modules will be internally lined and equipped with hanging bars.



Façade

The façade will be composed of a double-leaf enclosure, with brick masonry on the exterior and drywall on the interior, separated by an air cavity with insulation to provide the best thermal and acoustic performance in accordance with the Technical Building Code (CTE). Façade finish plastered and painted



Partition Walls

The interior partition walls will be constructed with plasterboard panels, providing thermal and acoustic insulation with mineral wool. The walls in wet areas will be moisture-resistant. The exterior finish will be suitable for the application of smooth paint.



Flooring

Saloni Street Arena 60x60 porcelain tile or similar flooring. Baseboards of water-repellent MDF or similar material, in color matching the interior doors of the house. The common areas, such as portals, hallways and entrance lobbies to the dwellings, will have ceramic tile flooring.



Exterior Joinery

PVC or aluminium balcony doors and windows, according to technical and construction requirements, with manually operated slat blinds. The glazing will be double-pane, such as Climalit or similar, sealed, and with low-emissivity glass. The opening style (either casement or sliding) will depend on the location.

Carpentry adapted to the climatic conditions of the area in terms of air permeability, water tightness, wind resistance, acoustic reduction and transmittance.



Bathrooms

Partial tiling will be applied on the vertical surfaces of the bathrooms to achieve an attractive and modern design, using Saloni Street Arena tiles measuring 25x75cm or similar. The remaining surfaces will be finished with paint.

The sanitary ware will be made of vitrified porcelain from a reputable brand.

A thermostatic faucet will be installed in the shower of the master bedroom's bathroom, while the rest of the faucets will be single-handle.

A resin shower tray will be installed. The secondary bathroom will have a bathtub. Both the main and secondary bathrooms will have a washbasin with a cabinet.

Mirrors will be provided in all bathrooms, and the master bathroom will have a shower screen.



Terraces

The walkable flat terraces will be finished with specific ceramic outdoor flooring, such as Saloni Street Art tiles measuring 60x60 cm or similar. They will be properly waterproofed using high-quality materials to ensure water tightness. Power outlets and an additional point with separate water supply will be provided.

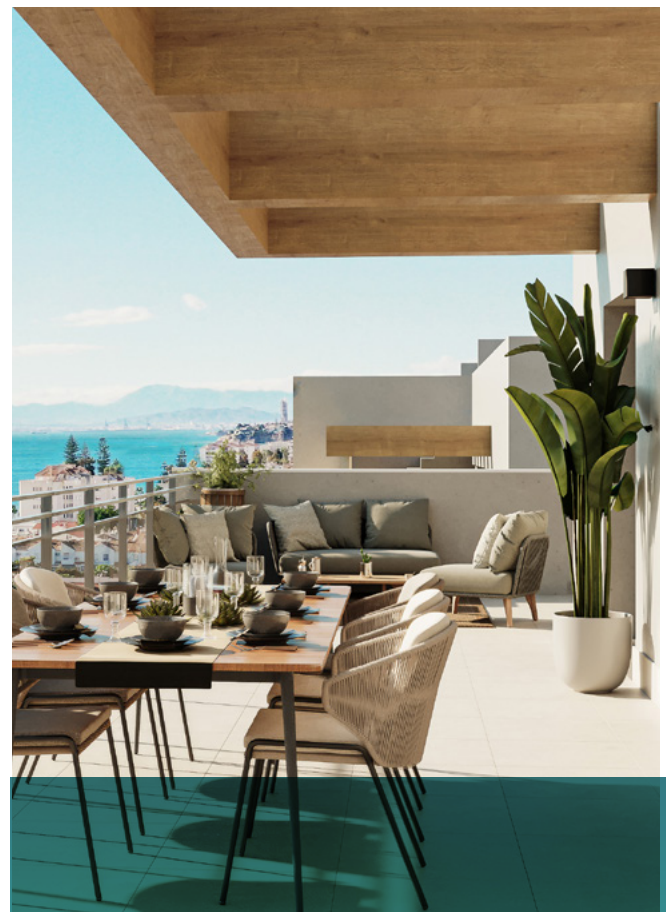
The parapet will be constructed using brick masonry, covered with cladding, or it will feature a glass railing made of metal frames with glass panels for protection. The glass railing will have a metal profile handrail.



Kitchen

Fitted kitchen with modern design including a compact quartz countertop and large capacity wall and base cabinets.

A complete set of appliances will be provided, including a stainless steel sink with a single-handle faucet, a ceramic glass cooktop, a telescopic hood, an oven, a washing machine, a built-in dishwasher, a refrigerator, and a microwave.





Heating System

The property will be equipped with an aerothermal system for the production of domestic hot water (ACS) and a heat pump air conditioning system with air distribution through ducts in the false ceiling for air supply, in accordance with the Technical Building Code (CTE). This system aims to provide the best comfort in an efficient and sustainable manner.



Ventilation System

A ventilation system will be installed to ensure indoor air quality in compliance with the applicable regulations.



Communal Areas

The development will have a perimeter fence surrounding it, along with spacious areas for walking and recreation, green spaces, and a playground.

Social room with furniture and a kitchen installed, equipped with the following appliances: sink, ceramic hob, telescopic hood, oven, dishwasher, refrigerator, and microwave. There will be accessible toilets for people with reduced mobility.

The walking paths in the common areas will be designed in compliance with accessibility regulations.

There will be lighting, an automated irrigation system, and urban furniture throughout the communal areas.

The swimming pool for adults and children will have a saltwater chlorination system and will be illuminated.

Mailbox for correspondence.



Electrical Installations

The electrical and telecommunications installations required by the regulations will be implemented. The property will be equipped with a video intercom system.



Property Attachments

Parking space, storage rooms, and a communal bicycle room will be provided in the garage area, easily accessible in a single underground level via a convenient ramp and an automated access door with remote control and safety features. The vertical walls of the garage will be made of reinforced concrete or exposed concrete blocks. The flooring will be made of concrete with a suitable finish for vehicular use.





Entrance Halls

The development features 9 entrance halls, allowing for a low distribution of apartments in each of them, providing more convenience and privacy. The design of the entrances, staircases, and landings on each floor is carefully planned, with an optimized study in the project to minimize travel distances and promote natural lighting.

All entrance halls are equipped with elevators that provide access from the parking garage to the residential floors of the building. The proposed finish for the elevator cabin is in line with the rest of the project, and the doors are automatic.



Energy Efficiency and Sustainability

A careful study of energy certification was carried out during the design phase, incorporating improved construction solutions to optimize energy consumption and enhance user comfort.

Advanced technology is employed in the systems for the production of domestic hot water and climate control, with a focus on designing habitable spaces and reducing energy consumption.

The communal areas are illuminated using energy-efficient LED lighting, which offers high durability and effectiveness.

Sanitary fixtures and faucets are selected for their low water consumption, prioritizing water savings and environmentally friendly practices.

The design of the open communal areas strikes a thoughtful balance between soft landscaping that requires minimal irrigation for maintenance and green spaces with low water demand, aiming to achieve water conservation.





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