



DILS / LUCAS FOX

# MÁLAGA CENTRUM APARTMENTS

HÉROE DE SOSTOA, 90

**BUILDING SPECIFICATIONS**

# GENERAL CONSTRUCTION

## Foundations and structure

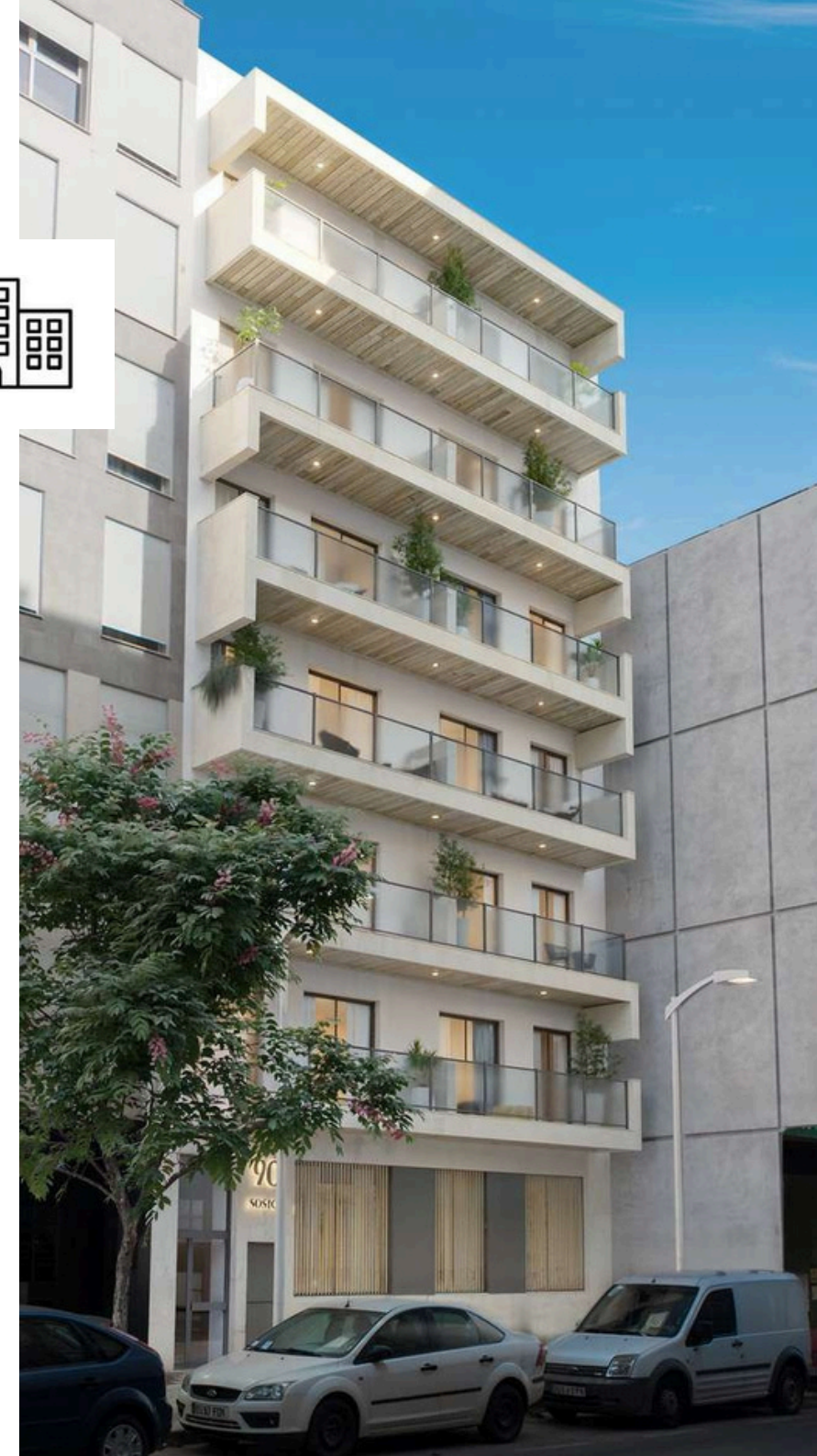
Foundations and structures of reinforced concrete. An independent Technical Control Body (OCT) ensures the correct execution of the structure.

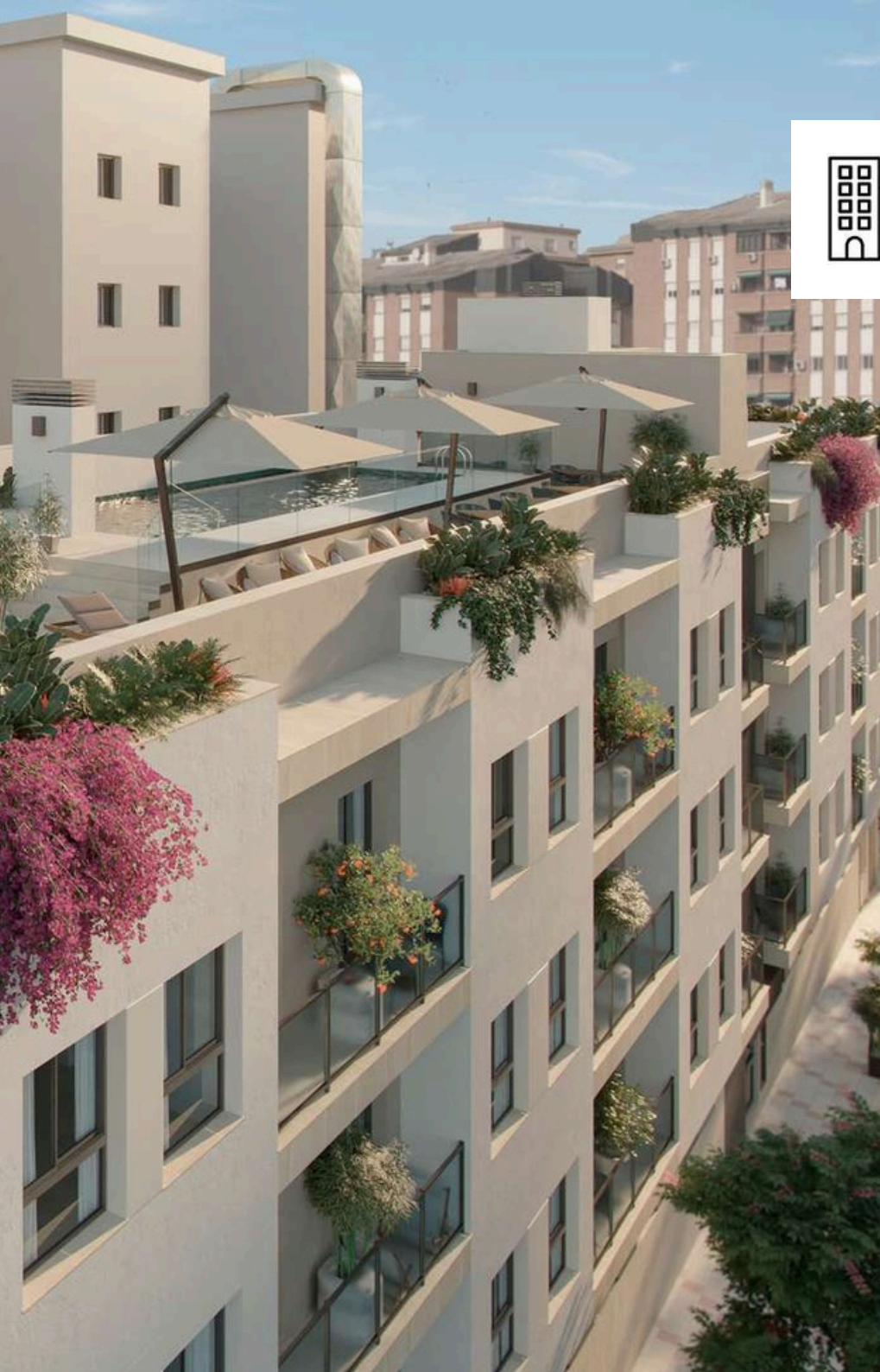
## Façades

Prefabricated GRC panels, thermal-acoustic insulation, and laminated gypsum board on the interior face.

## Exterior finish

Cement plaster coating with a paint finish, according to the design.





# GENERAL CONSTRUCTION

## Interior partitions

Laminated gypsum partitions with thermal/acoustic insulation, and moisture-resistant in bathrooms and kitchen.

## Roofs

Non-walk-on roof: inverted waterproof roof, insulated with extruded polystyrene (XPS) panels and finished with gravel.

Walk-on terrace: inverted waterproof roof, insulated with extruded polystyrene (XPS) panels and finished with large-format, non-slip porcelain flooring.

# INTERIOR FINISH

## Vertical wall surfaces

Top quality smooth acrylic paint on plaster boards.

Walls covered with porcelain tiles Rango Collection Richmon Ivory 100x100 cm. in bath, according to the design.

NOTE: The laundry room and the kitchen do not have tiles on the walls.



## Ceilings

Ceilings made of plasterboards.

## Floor tiling

Large size 100x100 cm Rango Collection Richmon Ivory 100x100 cm porcelain floor tiles in the interior. Large size 100x100 cm Rango Collection Richmon Ivory anti-slip porcelain floor tiles on terraces.

## Luminaires

White recessed spotlights on terraces, bathrooms, bedrooms, kitchen and living room.



# INTERIOR FINISH

## Bathroom fittings

- Wall mounted toilets with built-in tank and soundproofing by Villeroy & Boch or similar.
- Integrated wash hand basin with wall-mounted cabinet and vanity top.
- Mirror over washbasin illuminated.
- Shower tray with fixed glass shower screens.
- Faucets by Ritmonio or similar, in brushed black chrome finish.
- Shower head suspended from the ceiling in brushed black chrome finish.





## Appliances in kitchen

- Fully equipped bespoke kitchen according to the design with porcelanic worktop MOLDUNOVA brand.
- 1 Siemens or similar Integrated combi fridge.
- 1 Siemens or similar Integrated multifunction oven.
- 1 Siemens or similar microwave.
- 1 Siemens or similar electrical hob with extractor.
- 1 Siemens or similar Integrated dishwashers.

## Appliances in laundry

- Bespoke laundry cupboards and worktop according to the design.
- 1 Siemens or similar Free-standing front loaded washing-machine.



### **Interior joinery**

Armoured access doors in white with security lock. Door with design in accordance with the other interior carpentry.

White interior doors made of high-pressure laminate boards.

Bedrooms are fitted with modular wardrobes finished to match the doors. The interior is lined and fitted with a mezzanine shelf, hanging rail and drawer unit.

### **Exterior joinery**

Aluminium doors/windows thermally insulated and with sun protective double glazing  
Glazed exterior balustrades, according to the design.

# INSTALLATIONS

## Electricity

High-quality outlets and switches.

Internet and TV points in the living room and bedrooms.

Video intercom for access to each residence.



## Air conditioning and heating

Individual heating and air conditioning for each apartment via direct expansion heat pump with climate control system.

Domestic hot water provided by a high-efficiency aérothermal system with a 100-liter tank.

## Plumbing and drainage

Water distribution with cross-linked polyethylene (PEX) pipes and shut-off valves in each wet room and for individual fixtures.

## Mechanical ventilation

Air quality is ensured through a mechanical ventilation system, which removes stale air and ventilates the home efficiently without opening windows.

Ducted installation in the ceilings with supply and extraction grilles.





## **OUTDOOR AREAS**

### **Gardens**

Mediterranean landscaping and gardening, according to landscape project.

### **Outdoor lighting**

Lighting in garden areas.

### **Swimming pool**

Private pool with anti-slip ceramic tiling, chlorine filtering system and lighting.

### **Irrigation**

Irrigation system in garden areas.



# MÁLAGA CENTRUM APARTMENTS

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