

## BUILDING SPECIFICATIONS SERENITY VIEWS, LA GALERA, ESTEPONA

### FOUNDATIONS AND STRUCTURE

- The **foundations** and **structure** will be made with reinforced concrete.

### ENCLOSURES AND FACADE

- The **external enclosures** of the apartments will be made with a continuous mortar coating, the insulation of the chamber with sprayed polyurethane and the internal lining by drywall with insulation. The **indoor distribution** of the apartments will be built with drywall with insulation.
- The **separation walls** between the different dwellings will be built with soundproofing bricks coated on both sides, with drywall and insulation.

### COVERS

- **The technical roofs**, which houses the solar panels and outdoor air conditioning units, are covered with tiles.
- The **terraces** will be covered with non-slip exterior sandstone.
- **Solariums** will be covered with non-slip exterior sandstone.

### INTERIOR COATING

- The **floors** of apartments will have a synthetic AC4 8MM SLOPE model of NATURDEC and skirting in DM lacquered in white colour.
- The **bathrooms** will be covered with ceramic stoneware PETRALAVA MARFIL of SALONI.
- The **vertical walls of the bathrooms and toilets** will be covered with ceramic tiles in the bathtub and shower area and the rest of the walls will be painted with plastic paint.
- **False ceilings** will be plasterboard throughout the house with hatches in areas for indoor air conditioning machines.
- **Smooth plastic** paint on non-tiled vertical walls and ceilings

#### EXTERIOR CARPENTRY

- Exit points from the living room and kitchen to the terrace, the **windows** will be aluminium sliding frames without shutters with thermal break with anodized finish in their colour and exterior joinery, with double glazing. In the **rooms**, they will be sliding with aluminium shutters and thermal insulation inside, isolated shutter boxes. In the bathrooms, the **windows** will be reclining with shutters.

#### INTERIOR CARPENTRY

- Access to the apartment through a **reinforced door** with security locks, with lacquered panels to match the interior carpentry.
- Smooth lacquered **interior doors**.
- **Modular wardrobes with lacquered swing** doors to match the rest of the carpentry, including the shelf and hanging rail.

#### PLUMBING AND SANITARY

- **Internal water distribution network**, with cross-linked polyethylene pipe. In **vitreous sanitary china** ware "ROCA" brand, except enamelled steel bathtubs and shower trays. In bathtubs and showers **thermostatic taps**, in the rest of sanitary installations, single lever taps.
- **Individual thermoelectric** for the production of hot water with solar energy input.
- The washbasins will be mounted on **natural stone countertop SILESTONE**.

#### ELECTRICITY

- Electrical installation according to R.E.B.T. with a high degree of electrification. Lighting through bright spots. TV, TF and Telecommunications connections in the living room and bedrooms. Electrical mechanisms of **SIEMENS DELTA STYLE** model.
- TV and TF connection in living room, kitchen and master bedroom.
- Outdoor luminaire with wall light.

#### OTHER INSTALLATIONS

- **Complete installation of air conditioning**, with heat pump (cooling and heating) and fiberglass ducts. Indoor unit on false ceiling of bathroom and outdoor unit, mounted on the roof.
- **Video intercom** with call receiver and images in colour.
- Centralized and community solar collection and **ACS** facility.
- Installation of **indoor air renewal** of apartments with extraction points in bathrooms and kitchens.
- Furnished kitchen with Silestone worktop or similar and equipped with appliances.

The information contained in these specifications is not contractual in nature and may be modified by the sponsoring company, which reserves the right to make technical, legal or commercial changes during the performance of the work. this implies a deterioration of the overall level of qualities.

#### **GARAGE**

- Vehicle access door with automatic activation.
- Concrete floor with surface treatment of the roadway.
- The storage room will be covered with plastic paint and sandstone flooring 30x30.
- The vertical walls of the car park will be concrete.
- Water and washing points.

#### **URBANIZATION**

- Community pool with salt chlorine.
- Large garden areas.