

## QUALITY SPECIFICATIONS

26 exclusive apartments  
c/ Constanca, nº 22, 92002 - Malaga



### FOUNDATION AND STRUCTURE

Foundation solved by reinforced concrete foundation slab and perimeter walls of reinforced concrete. Structure made up of reinforced concrete slab of 25 cm and reinforced concrete pillars. According to current legislation.

### FAÇADE

Outer cladding plastered with mortar cement over bricks and painted, combined with "composite" areas of aluminium the same colour as exterior carpentry. Exterior cladding complies with all requirements to optimise thermal and acoustic insulation, executed with perforated brick; thermal and acoustic insulation of mineral wool of 60mm thick and internal partition rendered with plaster.

### ROOFING

Roofing with a large element of thermal insulation, made by "inverted roof", with a two layer membrane and a 40mm Styrofoam thermal insulation, sheet of geotextile protection and gravel finishing with tiled edges of different measurements depending on the area.

### INTERIOR WALLS AND INSULATION

Interior walls with brick wall of double space of 8cm. Divisions between homes, double walls of perforated brick with soundproofing with mineral wool of 60mm, type "ACUSTLINE", with sealant in singular points with anti-resonance bands. In compliance with European legislation.



### INTERIOR CARPENTRY

Security door on entrance to the property of modern design in Iroko (dark wood) colour or similar. Interior doors of a modern design made from wood and lacquered in white with incorporated "hybrid" system for ventilation. Built-in wardrobes in the bedrooms with sliding doors and in the same design and colour as the room doors. Lined on the interior and includes shelf for suitcases and metallic bar for hanging.

### EXTERIOR CARPENTRY

Top quality exterior carpentry in aluminium lacquered in anthracite grey colour, similar to the "Composite" zone on the façade. Carpentry with thermal bridge breakage with micro ventilation system, complying with CTE Regulations (Building Technical code). Blinds in bedrooms filled with polyurethane foam. All windows and balcony doors are double glazed with Climalit (6 mm + 8 mm + 6 mm). Exterior railings are formed by a combination of brick walls and glass.

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EDIFICIO  
CONSTANCA 22



### FLOORING

Floors in living & dining room, bathrooms, bedrooms and hall with porcelain tiles, placed over a floating layer of cross/linked polyethylene sheet for acoustic insulation.  
Floors of non/slip tiles in terraces and exteriors.  
Porcelain tiles on floors of communal areas and vestibule.  
Polished cement in flooring of garages and storerooms.

### INTERIORS

Vertical partitions in bathrooms finished in 1st quality ceramic tiles of different models and sizes.  
False plaster ceiling in bathrooms, halls and kitchen with different heights.  
Accessible false ceiling in second bathroom for access to air conditioning machine.  
Smooth plastic paint in light colour.

### PLUMBING AND SANITARY EQUIPMENT

First quality sanitary equipment from "Roca" brand or similar.  
Sinks integrated into suspended unit on bathroom wall. Decorative mirror above. White acrylic baths.  
Modern design resin shower trays.  
"HANS GROHE" or similar mixer taps.  
Plumbing conditioned to current legislation with separate stopcock for each plumbed area.  
Cold and hot water supply installed according to legislation with cross/linked polyethylene piping (PER).  
Hot water heating by solar panels and back-up system by electric tank located inside each home.  
Hot water connection in washing machine and dishwasher.

### ELECTRICITY

Electrical installations according to Electronic legislation of low tension. Level of electrification is ascertained as "high".  
First quality mechanisms.

### SPECIAL INSTALLATIONS

Telecommunication installations according to current legislation of Common Infrastructure of Telecommunications, adapted for broadband and coaxial cable, enabling all digital options for each home.  
Ventilation in homes is installed according to the Spanish Building Technical Code with individual extractors, integrated micro ventilation in carpentry and openings for extraction in bathroom and kitchen ceiling.  
Electronic doorbell.  
Pre-installation of air conditioning for systems air-air, fibre conducts Climaver and lacquered white grates for expulsion and return. Machines located on top of building.

### KITCHEN

Kitchens are fully fitted with Silestone work top and appliances of Balay brand or similar (fridge freezer, dishwasher, Oven, washing machine, extractor fan and ceramic hob).

### COMMUNAL AREAS

Entrance vestibule with porcelain tiles and walls finished with different materials, according to Design management with diverse decorative motifs.  
Flooring of the basement with parking in polished cement.  
System for fire detection installed with sensors and sirens.  
Storeroom are painted and floor in polished cement.  
Communal leisure area with swimming pool on roof and independent bathroom, barbecue, chill out and meeting area under fitted pergolas.