

SPECIFICATIONS REPORT

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Malaga



FOUNDATION AND STRUCTURE

Foundation and structure in reinforced concrete according to current regulations



FAÇADES

Façade enclosure made of brick clad with cement and paint on the outside, internal thermal insulation, air chamber, backed with laminated plaster board on the inside, fixed in position with metal profiles.

Protection of terraces with brick barriers or railings with metal profiles and safety glass depending on the façade design combination.



ROOFS

Non-passable inverted flat roof with gravel finish.

Passable roof finished with non-slip stoneware for outdoor use.



EXTERIOR JOINERY

Joinery on metal frames in façade openings, with thermal break, forming a single unit with joinery and thermal and acoustic glass, according to regulations. Blinds in bedrooms, made of aluminium or PVC slats with injected thermal insulation.

Double glazing with air chamber forming a single unit with high thermal and acoustic protection.



INTERIOR PARTITIONS

Interior partitions of laminated plaster with metal support structure and interior thermal-acoustic insulation.

Separation between houses formed by ceramic partition and laminated plaster board with thermal-acoustic insulation on both sides.



INTERIOR JOINERY

Reinforced main door to the house, lacquered, with quirks, security fittings, external handle and peephole.

Flat-finish interior doors with horizontal quirks, lacquered finish in white, hinges and handle.

Modular wardrobes, folding or sliding doors according to type, matching the interior doors, interior finished in melanin, suitcase shelf and hanger rail.



PAINT

Interior walls in smooth-finish, soft-coloured plastic paint.

Ceilings in smooth-finish white plastic paint.



FLOORS AND COVERINGS

60x60 ceramic non-slip stoneware flooring throughout the house with lacquered DM skirting board in white.

Premium ceramic tiling in bathrooms.

Smooth-finish false ceiling throughout the house.

False ceiling in bathrooms accessible for the installation of air conditioning.

Ceramic flooring and coverings.

Mixed covering of plastic paint and worktop front according to each buyer's preferences.



AIR CONDITIONING AND HOT WATER

Individualized aerothermal system for HVAC and ACS.

Installation for air conditioning through ducts with grilles in living room and bedrooms, with interior unit.

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SANITARY WARE AND TAPS

Sanitary ware in vitrified porcelain in white.
Extra-flat shower in main bathroom.
Thermostatic tap in main bathroom shower and single-lever tap in washbasin.
Unit with washbasin in main bathroom.
Mirror in bathrooms.



ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation according to Low Voltage Electrotechnical Regulations.
Installation of telecommunications in house (basic telephony and cable telecommunications) with sockets in living room and bedrooms.
Water and electricity connections on terraces with garden.



KITCHEN FURNITURE AND FITTINGS

Kitchen furnished with compact worktop and fitted with household appliances, layout according to type of house.
Household appliances: electric oven, ceramic hob, built-in extractor hood, refrigerator and dishwasher.
Stainless steel sink and single-lever tap.



COMMON AREAS, COMPLEX, ETC.

Fully enclosed, fenced-off residential complex.
Energy-efficient lighting on entry roads, interior roadways and gardens.
Outdoor communal pool with night-time lighting system and saline chlorination.
Garden areas with lawns and trees and/or shrubs.
Gym, coworking area.



COMMON AREAS, COMPLEX, ETC. - *continued*

Installation for electric vehicle charging.
Common areas in stoneware tiling, cobblestones or stamped concrete flooring according to area.



CUSTOMIZATION OF HOUSES

Option for choosing different tiling in bathrooms and the general flooring of the house.



ENERGY RATING

This energy efficiency rating is for information purposes only; it is provisional and subject to modification at the design stage.