

PHASE III QUALITIES

SUNSET



VIEWS

42 HOUSING UNITS,
CAR PARKS AND STOREROOMS,
IN PLOT 2.2 OF SECTOR API-07,
'LA ROSILLA', FUENGIROLA. PHASE III



FOUNDATIONS, STRUCTURE AND ROOF

- THE FOUNDATION, BASEMENT WALLS, AND STRUCTURE WILL BE MADE OF REINFORCED CONCRETE. SUPERVISED BY A TECHNICAL CONTROL BODY TO ENSURE CORRECT EXECUTION.
- FLAT NON-WALKABLE ROOF FOR INSTALLATIONS, TREATED WITH ASPHALT SHEET WATER-PROOFING, THERMAL INSULATION USING EXTRUDED POLYSTYRENE, AND GRAVEL
- WALKABLE ROOFS FINISHED WITH NON-SLIP OUTDOOR PORCELAIN STONEWARE TILES.
- GEOTECHNICAL STUDY OF THE LAND CARRIED OUT BY AN ACCREDITED LABORATORY FOR THE CALCULATION OF THE BUILDING'S STRUCTURE AND FOUNDATION.



FACADES

- EXTERIOR FACADE ENCLOSURES COMPOSED OF BRICK WALLS WITH INTERNAL THERMAL AND ACOUSTIC INSULATION, MORTAR RENDER, AIR CHAMBER, AND A SECOND BRICK LAYER, FINISHED WITH RENDER AND MINERAL (STONE-EFFECT) PAINT.
- TERRACE PROTECTION WITH MASONRY PARAPETS AND RAILINGS ACCORDING TO THE FACADE DESIGN SPECIFIED IN THE PROJECT.



INTERIOR PARTITIONS

- INTERIOR DIVISIONS MADE OF BRICK WALLS OF VARYING THICKNESSES, TO BE FINISHED WITH PLASTER OR TILING, AS APPLICABLE.
- ACOUSTIC SEPARATION BETWEEN PARTY WALLS OF DWELLINGS, COMPOSED OF SOUND-ABSORBING BRICK, INSULATION, AIR CHAMBER, AND INTERNAL PARTITION. ACOUSTIC INSULATION SHEET APPLIED ON FLOORS.
- STORAGE ROOMS BUILT WITH CONCRETE BLOCK PARTITIONS.



FLOORING AND TILING

- PORCELAIN STONEWARE FLOORING THROUGHOUT THE DWELLING AND TERRACES, FROM BRANDS SUCH AS PORCELANOSA, MARAZZI, OR SIMILAR, ACCORDING TO THE SHOW FLAT.
- BATHROOMS FINISHED WITH LARGE-FORMAT, CONTEMPORARY-DESIGN TILES FROM BRANDS SUCH AS PORCELANOSA, ROCA, OR SIMILAR.
- ENTRANCE HALLS DECORATED WITH CLADDING, MIRRORS, AND LED LIGHTING FOR ENERGY EFFICIENCY, AS PER THE DESIGN SPECIFICATIONS (P.M.).
- INTERIOR STAIRCASES WITH NATURAL STONE STEPS, TO BE SELECTED BY THE PROJECT MANAGEMENT (P.M.).
- IN PARKING AREAS AND STORAGE ROOMS, POLISHED CONCRETE FLOORS, AND PATTERNED STAMPED CONCRETE ON RAMPS.



INTERIOR FINISHES AND PAINTING

- INTERIOR FINISHES AND PAINTING WITH PLASTER SKIMMING AND SMOOTHING FOR A FINE FINISH ON WALLS AND CEILINGS.
- SMOOTH PLASTERBOARD FALSE CEILINGS WITH PLASTIC PAINT IN BATHROOMS, KITCHEN, HALLWAYS, BEAMS, OR REMOVABLE TYPES, ACCORDING TO TECHNICAL SPECIFICATIONS.
- SMOOTH PLASTIC PAINT ON WALLS AND CEILINGS.



EXTERIOR CARPENTRY

- EXTERIOR CARPENTRY WILL BE MADE OF PVC OR LACQUERED ALUMINUM WITH THERMAL BREAK IN WHITE COLOR, INSTALLED ON SUBFRAMES AND FITTED WITH DOUBLE-GLAZED WINDOWS WITH AN AIR CHAMBER, ACCORDING TO TECHNICAL SPECIFICATIONS.
- LACQUERED ALUMINUM SHUTTERS IN WHITE COLOR WITH INJECTED THERMAL INSULATION, COMPACT MODULE TYPE, THROUGHOUT THE ENTIRE DWELLING.
- ALL BEDROOM WINDOWS WILL BE TILT-AND-TURN TO IMPROVE ACOUSTIC AND THERMAL INSULATION, ENHANCING ROOM COMFORT. LARGE SLIDING WINDOWS PROVIDING ACCESS TO TERRACES IN THE LIVING-DINING ROOM WILL HAVE MOTORIZED SHUTTERS FOR ENERGY EFFICIENCY.



INTERIOR CARPENTRY

- MAIN ENTRANCE DOOR WILL BE REINFORCED, LACQUERED IN WHITE, WITH SECURITY FITTINGS, BLACK EXTERIOR HANDLE, AND BLACK PEEPHOLE.
- INTERIOR SWING DOORS WITH HORIZONTAL GROOVES, PREFABRICATED IN WHITE, WITH BLACK HANDLES.
- MODULAR HINGED WARDROBES MATCHING THE INTERIOR DOORS, INTERNALLY FITTED WITH A TOP SHELF, HANGING RAIL, AND DRAWER UNIT, ACCORDING TO PROJECT SPECIFICATIONS.
- WALK-IN CLOSETS WILL BE FINISHED ACCORDING TO THE TYPE OF DWELLING, WITH SIMILAR FINISHES TO THE WARDROBES AND DRAWER UNITS.
- GALVANIZED METAL SHEET DOORS FOR STORAGE ROOMS, PARTITION WALLS, AND GENERAL COMMUNITY UTILITY ROOMS, LACQUERED OR ENAMELLED IN A COLOR SPECIFIED BY THE PROJECT MANAGEMENT.
- THE DRAINAGE AND SEWAGE NETWORK WILL BE INSTALLED USING SOUNDPROOF PVC PIPES



PLUMBING AND DOMESTIC HOT WATER (DHW) INSTALLATIONS.

- INTERNAL COLD AND HOT WATER SUPPLY NETWORKS WILL BE INSTALLED USING CROSS-LINKED POLYETHYLENE, POLYBUTYLENE, MULTILAYER, COPPER, OR SIMILAR PIPING, IN COMPLIANCE WITH REGULATIONS.
- THE DRAINAGE AND SEWAGE NETWORK WILL BE INSTALLED USING SOUNDPROOF PVC PIPES BETWEEN DWELLINGS.
- EACH WET AREA WILL HAVE INDEPENDENT SHUT-OFF VALVES.
- LAUNDRY ROOM EQUIPPED WITH WATER INLETS AND DRAINAGE OUTLETS FOR WASHING MACHINE AND AEROTHERMAL SYSTEM BY VAILLANT OR SIMILAR BRAND.
- DOMESTIC HOT WATER WILL BE PROVIDED BY AN AEROTHERMAL SYSTEM.
- HEATED BATHROOM FLOORS WITH ELECTRIC HEATING MATS.



SANITARY WARE AND FACEUTS

- SANITARY FIXTURES MADE OF WHITE VITRIFIED PORCELAIN FROM BRANDS SUCH AS IDEAL STANDARD, PORCELANOSA, GEBERIT, OR SIMILAR.
- CHROME FAUCETS BY RAMÓN SOLER, PORCELANOSA, OR SIMILAR. TOILETS WITH DUAL-FLUSH SYSTEM FOR WATER SAVING IN ALL BATHROOMS.
- MAIN BATHROOM EQUIPPED WITH A WHITE ACRYLIC RESIN SHOWER TRAY AND A BLACK THERMOSTATIC SHOWER COLUMN. WALL-MOUNTED DESIGNER WASHBASIN AND CONTEMPORARY BACKLIT MIRROR WITH BLACK FAUCET. WALL-HUNG TOILET WITH CONCEALED CISTERN IN BLACK BY GEBERIT OR SIMILAR.
- SECONDARY BATHROOM WITH DRAWER VANITY UNIT, COUNTERTOP WASHBASIN, AND WHITE ACRYLIC RESIN SHOWER TRAY. CHROME FAUCETS.



ELECTRICITY AND TELECOMMUNICATIONS

- THE ELECTRICAL INSTALLATION OF THE PROPERTY WILL BE CARRIED OUT IN ACCORDANCE WITH THE LOW VOLTAGE ELECTROTECHNICAL REGULATIONS AND THE SPECIFIC STANDARDS OF THE UTILITY COMPANY.
- MODERN DESIGN ELECTRICAL FITTINGS AND SWITCHES.
- PROTECTION PANEL SUITABLE FOR ELECTRIFICATION, CONSISTING OF A RECESSED BOX WITH AUTOMATIC POWER CONTROL SWITCH AND CIRCUIT BREAKERS FOR EACH LINE.
- HIGH-SPEED TELECOMMUNICATIONS ACCESS NETWORKS: FIBER OPTIC CONNECTION IN THE ENTRANCE BOX AND IN THE LIVING-DINING ROOM.
- TV OUTLETS AND RJ45 DATA/TELEPHONE POINTS IN BEDROOMS AND LIVING-DINING ROOM, ACCORDING TO REGULATIONS.



AIR CONDITIONING AND AIR RENEWAL

- INVERTER AIR CONDITIONING AND HEATING SYSTEM VIA AIR DUCTS WITH SUPPLY AND RETURN VENTS, WITH EQUIPMENT INSTALLED ON THE ROOF AND TEMPERATURE CONTROL VIA GENERAL THERMOSTAT LOCATED IN THE LIVING-DINING ROOM, FROM VAILLANT OR SIMILAR BRAND.
- AIR RENEWAL SYSTEM IN WET ROOMS AND KITCHEN, IN ACCORDANCE WITH REGULATIONS.
- AIDOO SYSTEM BY AIRZONE, WITH SMART THERMOSTAT FOR ON/OFF REMOTE CONTROL OF THE CLIMATE SYSTEM VIA SMARTPHONE APP (REQUIRES ACTIVE WI-FI IN THE PROPERTY CONTRACTED BY THE CLIENT).



KITCHENS AND ELECTRICAL APPLIANCES

- FULLY FURNISHED KITCHENS WITH UPPER AND LOWER CABINETS OF HIGH CAPACITY, HANDLELESS DOORS WITH A MODERN DESIGN.
- PORCELAIN COUNTERTOP MATCHING THE COUNTERTOP UP TO THE UPPER CABINETS, BLACK FAUCET AND SINK.
- ELECTRIC OVEN, REFRIGERATOR, AND BLACK GLASS INDUCTION COOKTOP. INTEGRATED DISHWASHER AND EXTRACTOR HOOD.
- 7 KG WASHING MACHINE IN THE LAUNDRY ROOM.
- APPLIANCES BY BALAY, BOSCH, OR SIMILAR BRANDS.

COMMUNAL INSTALLATIONS



- VIDEO INTERCOM FOR MAIN ACCESS TO THE DEVELOPMENT AND AUDIO INTERCOMS IN INDIVIDUAL BUILDINGS.
- MOTION DETECTORS IN LOBBIES, STAIRCASES, AND GARAGES.
- PARKING SPACES AND STORAGE ROOMS LOCATED IN THE BASEMENT LEVEL
- PHOTOVOLTAIC SOLAR PANELS TO SUPPORT THE BUILDING'S ELECTRICITY CONSUMPTION, ACCORDING TO THE PROJECT.
- BASEMENTS EQUIPPED WITH FIRE DETECTION AND PROTECTION SYSTEMS, INCLUDING FIRE HYDRANTS, EXTINGUISHERS, AND CLEARLY MARKED EVACUATION ROUTES IN COMPLIANCE WITH CURRENT REGULATIONS. COMMUNAL DISTRIBUTION AREAS WILL ALSO FEATURE EXTINGUISHERS AND APPROPRIATE SIGNAGE.
- STANDARDIZED ELEVATORS WITH STAINLESS STEEL DOORS IN BUILDING ENTRANCES.
- PRE-INSTALLED INFRASTRUCTURE FOR ELECTRIC VEHICLE CHARGING, IN ACCORDANCE WITH CURRENT REGULATIONS.
- COMMUNAL MAILBOXES.
- JACUZZIS IN PENTHOUSES AND IN OTHER UNITS DEPENDING ON HOUSING TYPOLOGY, AS SHOWN IN THE SHOW FLAT.



COMMUNAL AREAS, URBANISATION AND MISCELLANEOUS

- PRIVATE INNER COMPLEX WITH LANDSCAPED AREAS FEATURING A VARIETY OF NATIVE MEDITERRANEAN VEGETATION IN FLOWER BEDS, PALM SPECIES, AND OTHER VARIETIES.
- COMMUNAL SWIMMING POOL WITH RESTROOMS AND SALT CHLORINATOR, IN ACCORDANCE WITH REGULATIONS. EQUIPPED WITH AN ACCESSIBLE LIFTING CHAIR FOR PEOPLE WITH DISABILITIES (REDUCED MOBILITY).
- FENCED POOL AREA WITH ARTIFICIAL GRASS.
- STREET WORKOUT AREA WITH CALISTHENICS-STYLE EQUIPMENT.
- OPEN COMMUNAL RECREATION AREA AND SAUNA WITH PANORAMIC GLASS ENCLOSURE.
- MOTORIZED ACCESS GATES TO PARKING AREAS WITH REMOTE CONTROL
- SHARED SPORTS AREA IN THE "LOS PACOS" URBANIZATION, INCLUDING TWO PADDLE TENNIS COURTS, ONE TENNIS COURT, A MULTI-SPORTS COURT, CHILDREN'S PLAYGROUND, AND A COMMUNAL BUILDING

DEPOSIT GUARANTEE

10-YEAR BUILDING INSURANCE

QUALITY CONTROL OF MATERIALS IN ACCORDANCE WITH CURRENT REGULATIONS AND COMPLIANCE WITH THE TECHNICAL BUILDING CODE.

THE AFOREMENTIONED SPECIFICATIONS MAY BE MODIFIED AT THE DISCRETION OF THE SITE MANAGEMENT DURING THE CONSTRUCTION PROCESS FOR TECHNICAL REASONS, PROVIDED THAT THE FINAL QUALITY OF THE PRODUCT IS NOT ALTERED. (SPECIFICATIONS BASED ON THE BASIC PROJECT PLAN).

AN INDIVIDUAL DOSSIER INCLUDING FLOOR PLANS OF THE PROPERTY AND ITS INSTALLATIONS, A LIST OF INSTALLED MATERIALS, UTILITY CONNECTION INFORMATION, THE PROPERTY MANUAL, AND KEYS WILL BE HANDED OVER AT THE NOTARY OFFICE UPON THE SIGNING OF THE DEED.

