

Alba Benalmádena

Málaga

FOUNDATION AND STRUCTURE

Reinforced concrete in foundation and structure according to actual regulations.

FACADES

External enclosure with perforated ceramic bricks coated and painted, provided with interior thermal insulation and air chamber. The interior of the walls will be insulated by plaster boards fixed with metallic frame.

Terraces including parapet made by bricks or handrail made by metal according to the facade's design.

ROOFS

Leaning roof. Inverted flat rooftop no transitable finished with gravel.
Transitable rooftops with non-slip stoneware floors for outdoors.

EXTERIOR CARPENTRY

Carpentry installed on metallic pre-frames in façade openings with thermal breakage insulation making an ensemble of carpentry and glass with thermal and sound proofed according to regulations.

Blinds made of lacquered aluminum slats with injected thermal insulation.

Double-glazing ensemble provides a high soundproof and thermal-insulation.

INDOOR WALLS

Partition walls of plasterboards with metallic self-supporting structure and thermal and sound proofed.

The walls between the properties will be made of bricks and plasterboards with thermal and sound proofed on both sides.

Division Walls between properties and common areas will be made of bricks coated by plaster on outdoor and plasterboards with thermal and sound proofed on indoor.

INDOOR CARPENTRY

Armoured door to access to the property lacquered in white colour with fluting finished, security fix fittings, outdoor handle and optical peephole.

Interior doors with flat face and fluting finished, fix fittings and handle.

Modular wardrobes with sliding or folding doors to match with interior doors, with lined interiors including luggage compartment and hanging rails.

PAINTING

Indoor painting of plastic paint in white colour for ceilings and smooth colour for walls.

FLOORING AND COATING

Flooring made of porcelain stoneware in the property with white-lacquered wood skirting boards.

Flooring with non-slip stoneware floors for outdoor in terraces.

Tiling made of first quality stoneware.

False smooth ceiling in the property.

False ceiling made of removable plasterboard in bathroom for hiding installations.

Mix of coating made of plastic paint and compact quartz in kitchens according to the design.

HOT WATER AND AIR CONDITIONING

Air conditioning and hot water are provided by individual aerothermal system.

Air grills in living rooms and bedrooms.

Underfloor heating in bathrooms.

BATHROOM FITTINGS AND TAPS

Bathroom fittings are made of vitrified porcelain with suspended WCs in main bathroom. Extra flat shower tray in bathrooms with shower screens.

Water mixing-taps in shower and washbasins. Thermostatic taps in shower of main bathroom. Washbasin furniture in main bathroom. Mirror in bathrooms.

MEMORIA DE CALIDADES



ELECTRICITY AND TELECOMMUNICATIONS

Electricity installation system according to regulations.
 Lighting led points will be provided in bathrooms and kitchen.
 Telephone and telecommunications outlets in the living-room, bedrooms and kitchen.
 Video intercom for complex access.
 Preinstallation for electric car outlet in all parking spaces according to regulations.



KITCHENS

Fully-equipped kitchen with home appliances according to the property type.
 Home Appliances: oven, induction hob and extractor fan, microwave, fridge, dishwasher and washing machine.
 Stainless steel sink and water mixing-tap.
 Compact quartz worktop including a splashback on working area.



COMMON AREAS, COMPLEX AND MORE

Gated complex with a perimeter fence.
 Lighting low energy consumption in access, interior ways and gardens.
 2 outdoor swimming pools with night lighting and salt chlorinator. One of them is overflowing type.
 Garden areas with grass and different bush and tree species.
 Common areas with stoneware floor tile / stamped concrete pavement / cobble.
 Halls with elevators and common stairs flooring made of stoneware.
 Polished concrete for floors in garage area.
 In garage, forced ventilation, carbon monoxide detection control, fire protection system and emergency lighting system, according to the law.



COMMON AREAS, COMPLEX AND MORE – cont.

Power electricity estimation in parking area for charging electric vehicles according to regulations.
 Outdoor GYM. Bicycle parking area.



CUSTOMIZATION HOMES

Possibility of different options for finished tiles in bathrooms, flooring and kitchen worktop.



ENERGY RATING CERTIFICATE

This energy rating certificate is informative and provisional and is subject to modifications in project phase.

