

BUILDING SPECIFICATIONS

SOLANA - A8 - BLOCKS 1-2-3-4 and 5.

54 DWELLINGS AND SWIMMING POOL.

LA CALA DE MIJAS. MALAGA

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FOUNDATIONS AND STRUCTURE

The foundations consist of footings and a bracing slab. In compliance with the provisions of the EHE, the NCSE-02 and the CTE (Technical Building Code), the structure consists of reinforced concrete pillars and waffle slabs. In blocks 4 and 5, the foundations consist of micropiles.

MASONRY

The dwellings will meet current regulations governing energy efficiency compliance as per the CTE.

Separation between dwellings shall be by means of half a foot of perforated brick, rendered on both sides, and laminated plaster with a self-supporting structure and a blanket of rock wool.

Laminated plaster distribution partition walls *with a self-supporting structure.*

External enclosures with a half-foot perforated brick sheet with external rendering, thermal insulation by means of projected polyurethane, *laminated plasterboard lining with a self-supporting structure and rock wool insulation.*

ROOFS

Inverted flat roofs with 7.5 cm thick thermal insulation.

CLADDING

The interior cladding will be finished in smooth plastic paint.

The exterior wall cladding will consist of painted cement mortar rendering.

FALSE CEILINGS

As per the detailed ceiling plan, false laminated plasterboard ceilings will be installed throughout the interior of the dwelling.



FLOORING AND TILING

- The flooring of the dwelling: 60x60 cm SALONI ARDESIA AVORIO and 15x90 cm skirting board of the same material.

- Main bathroom:
 - ❖ Wall tiling:
 - One surface: 25x75 cm SALONI brand PASTA BLANCA ARDESIA FUOMO.
 - Other surfaces: 25x75 cm SALONI brand PASTA BLANCA ARDESIA AVORIO.

- 2nd bathroom:
 - ❖ Wall tiling:
 - One surface: 25x75 cm SALONI brand PASTA BLANCA ARDESIA TILT AVORIO.
 - Other surfaces: 25x75 cm SALONI brand PASTA BLANCA ARDESIA AVORIO.

- Utility room:
 - ❖ Wall tiling: 25x40 cm SALONI brand CORONA BLANCO.

- Terrace: Flooring of walkable terraces: 60x60 cm SALONI brand ARDESIA AVORIO porcelain tiles. Anti-slip and 10x60 cm ARDESIA AVORIO porcelain skirting board.

EXTERIOR CARPENTRY

The living room is fitted with sliding windows and the bedrooms with STRUGAL brand aluminium-coloured, double-glazed windows with security glass in the doors that open onto the terrace.

Motorised aluminium roller blinds in the bedroom windows, and ventilators to comply with CTE indoor air quality regulations.

Aluminium ventilators in the living room and in the bedrooms.

INTERIOR CARPENTRY

Reinforced front door.

Smooth interior doors, with a FINSA Soft III Grey Porriño colour melamine finish. Wardrobes with smooth sliding doors, with a FINSA CAMBRIAN OAK SEGA melamine finish. Interior panelling in CANCUN TEXTILE LINEN-coloured melamine, with a clothes rail, luggage shelf and drawer units.



ELECTRICAL INSTALLATIONS

In accordance with current legislation, low voltage regulations, and the regulations of the Supply Company.

Access to the installation by means of recessed plastic boxes and pipes.

Dwelling switchboard with differential switch, thermal magnetic circuit breakers, and a power control switch (ICP).

IRIS model mechanisms from BJC in a mercury aluminium colour.

Individual meter.

A lighting installation pack is included in accordance with your home's floor plan.

Tilting BPM or similar brand recessed light fixtures, with grey LED lamps.

USB socket / charger in kitchen and main bedroom for electronic device charging.

TELECOMMUNICATION INSTALLATION

Telephone / data and TV sockets in kitchen, living-dining room and bedrooms.

Additional telephone / data socket in living room and main bedroom.

Undefined socket for specific use in living room and main bedroom.

TV and satellite signal.

The installation complies with the Telecommunications Law.

Optical fibre has been installed in the dwellings as far as the telecommunications switchboard. Owners can contract fibre optic Internet from their operator of choice.

PLUMBING INSTALLATION

Hot and cold water installation with cross-linked polyethylene pipes (Wirsbo).

Fitted with a main stopcock and a stopcock in each room with plumbing.

Drainage network with soundproofed collective channelling as per the DB-HR section of the CTE.

Sanitary ware:

- Main bathroom:

- 100 cm recessed single-basin washbasin and a 100 cm Jacob Delafon TOLBIAC vanity unit in glossy white with two drawers with flush pull handles.
- Jacob Delafon RODIN PLUS model toilet.
- White 150x80 cm ACROM (or equivalent brand) shower tray.
- Mirror included.

- Guest bathroom:

- Single-basin washbasin in a white 80 cm TOLBIAC vanity unit with two drawers.
- Jacob Delafon RODIN PLUS model toilet.
- White 100x80 cm ACROM (or equivalent brand) shower tray.
- Mirror included.
- Taps are by the TRES brand, CUADRO model (not a recessed model). Glass partition in both bathrooms.



INSTALLATION FOR DHW PRODUCTION

Individual domestic hot water production system per dwelling, powered by an aerothermal heat pump, comprising an outdoor unit and an indoor unit consisting of a wall-mounted storage tank.

PHOTOVOLTAIC INSTALLATION

Renewable electricity produced by means of a community photovoltaic installation for the partial self-consumption of the building.

Each block of flats will be fitted with a set of photovoltaic panels installed on the roof.

AIR CONDITIONING INSTALLATION

Air-conditioning installation in each dwelling by means of a heat pump system (hot and cold air-conditioning). Each unit consists of an indoor air conditioning unit for ducts and an outdoor condensing unit. To control the temperature, each dwelling has a room thermostat with cut-off device, temperature selector and winter-summer mode. Air is pumped in and out through ducts in the false ceilings. Matt silver anodised aluminium grilles.

VENTILATION INSTALLATION

A mechanical ventilation system will be installed in each dwelling in accordance with the stipulations of the "Indoor Air Quality" section (HS3) of the Technical Building Code (CTE).

The air inlet in the house shall be by means of multi-point locking systems with micro-ventilation in the external carpentry of living rooms and bedrooms. Air circulation inside the dwelling is facilitated through the interior doors which have an opening for this purpose. The air is extracted by means of individual extraction ducts in the kitchens and bathrooms and each dwelling's ventilation duct package contains mechanical extractor fans.

KITCHEN

The kitchen is fitted with wall and base units color AUSTRIA COTTON combined with SUIZA ROBLE NATURAL and a beige phenolic worktop, with aluminum handles and baseboard.

It is equipped with Balay appliances, including an electric oven, induction hob, extractor hood, fridge and single-basin stainless steel sink.

ENERGY RATING

The energy rating scale measures the energy consumption considered necessary to meet our building's energy demand, as well as its CO2 emissions, under normal conditions of use. The law requires buildings to be classified with a letter on a scale. This scale is related to a number of indicators that are directly related to CO2 emissions. This scale is A, B, C, D, E, F, G.

These dwellings have a B energy rating.



EXTERIORS

Communal swimming pool, showers and toilets. Landscaped green areas.

Porcelain base paving (C3) in communal areas.

Prefabricated concrete slabs on the pathways that connect the clusters of houses to one another.

LIFTS

Each building has a lift that can be used by disabled people. It is designed to hold up to 6 people and has a variable frequency drive, i.e., not only does this mechanism save energy by drastically reducing the current needed to start the motor, but it also returns energy to the grid during favourable load conditions, i.e., when the lift goes down with more than half of its nominal capacity or when it goes up with less than half of its nominal capacity.

MISCELLANEOUS

A locker for golf clubs has been included on the terrace of each dwelling.

One outdoor numbered parking bay signposted on the pavement per apartment included.

Access to the surface car park via a motorised gate that can be opened by remote control.

Conduits have also been pre-installed for each private parking space, should you wish to install a charging point for an electric vehicle.

