BUILDING SPECIFICATIONS

90 APARTMENTS ON PLOT UE 50 URBANIZACION TORREQUEBRADA BENALMADENA

NOVEMBER 2017

Foundations and structure

- Foundations with separate braced footings supporting reinforced concrete slabs and walls in basements, waterproofed along the whole perimeter.

- Reinforced concrete structure with 35 cm thick waffle slabs.

Walls and brickwork

- Outside walls with continuous rendering made of coloured cement mortar, over six-inch thick perforated ceramic brick walls, backing of freestanding dry inner wall, with 46 mm thick galvanised steel frame, gypsum plasterboard and insulation made from semi-rigid, 40-mm thick Mineral Wool.

- Interior partition walls of drywall panels in apartments made of 46 mm thick galvanised steel frame, gypsum plasterboard and insulation made from semi-rigid, 40-mm thick Mineral Wool.

- Dividing walls between units made of six-inch thick acoustic bricks with backing of freestanding inner wall with drywall panels on both sides, 46 mm thick galvanised steel frame, gypsum plasterboard and insulation made from semi-rigid, 40-mm thick Mineral Wool.

Plumbing, bathroom fittings, taps and solar energy

- Water connections for the building are made from the general water supply network, fitting totalizer meters in communal areas in accordance with the regulations of the water distribution company. The bridge meter unit has a check valve, shut-off valve and backflow preventer valve. Individual meters are also fitted in cupboards and rooms intended for them, to measure the consumption of each apartment in accordance with the regulations of the water distribution company.

- System of water-lifting pumps fitted with sufficient pressure to overcome the geometric height and load losses for supplying water to apartments.

- Water is distributed internally in each apartment using PEX composite pipes running through suspended ceilings and downpipes through walls. Shut-off valves fitted in all wet rooms and at the entrance to the apartment or water heater.

- Individual electric water heater with storage. DHW generated using solar panels.

- Bathrooms with marble counter and washbasins by Porcelanosa, Roca or similar to be surface-mounted, fitted to the wall or on a pedestal, depending on the case.

- Bathroom fittings by Porcelanosa, Roca or similar.

- Chrome mixer taps by Porcelanosa, Roca or similar.

Wastewater System

- The water drainage system is designed to separate stormwater and wastewater through independent pipes, discharging to a horizontal drainage system, also separated, composed of suspended water pipes running through the ceiling of the basement. There is another system of underground drainage pipes for removing any possible water from garage parking and machinery rooms. Connections made from each of the systems to the public sewer network in nearby streets.

- Soundproofed polypropylene downpipes

- Siphon drainage for washing machine, dishwasher and sink. In bathrooms and toilets each fixture (washbasin and shower) discharges directly to the siphon trap, from where a pipe takes the water to where it meets the toilet connector pipe or the nearest downpipe. Provision is also made for drainage from the interior air conditioning unit, which will be connected to the siphon trap in the guest toilet of the apartment.

- The siphon trap will be fitted close to the toilet or the nearest downpipe for discharge. It will be fitted at finished floor level and easily accessible.

Electricity and video door-entry system

- Electrical wiring is in accordance with the indications established in the Low-Voltage Electrotechnical Regulations and Complementary Technical Instructions (ITC) BT01 to BT51, approved by Royal Decree 842/2002 of 2 August 2002. Also in accordance with the Technical Regulations for Building and Assembly of Distribution Facilities of the Supply Company.

- The electricity supply for the whole building will be three-phase 400/230 V, 50 Hz, from the Low-Voltage grid (LT) existing outside the complex to the General Protection Boxes (GPB) situated opposite the building entrances. These GPB define the area of immediate action of the Supply Company.

- Homes will have a high electrification level with a proposed power of 11,500 watts in penthouses and 9,200 watts in other apartments.

- Apartments will have a main electrical panel consisting of a built-in insulated cabinet with earthing terminals and protective door. Inside will be the switches and circuit breaker mechanisms for the apartment.

- Equipotential bonding will be made between hot and cold water pipes with a 4 mm2 conductor, earthed. All circuits are protected with a ground cable, both lighting and power sockets. Hazard levels in bathrooms will be respected.

- Mechanisms will be white Schneider Elegance or similar.

- Video door-entry system which opens the door to the block.

- Access gate to the complex with coded opening system

Telecommunications

- The telecommunications system will be in accordance with the Regulations regulating the common telecommunications infrastructures for access to telecommunications services inside buildings and the installation of equipment and telecommunications systems (Royal Decree 401/2003 of 4 April) and adapted to the new digital dividend.

- A terrestrial antenna will be fitted (for analogue and digital TV), FM antenna and Digital Radio.

- TV and telephone sockets in lounge and bedrooms

Air-conditioning installations

- Air-conditioning in apartments with heat-pump, inverter-type, cooling and heating with outside low-profile inside unit in bathroom ceilings. Outside split-type units in common roof area. Internal air distribution through rectangular cross-section fibre-glass ducts, and return through plenum chamber in all bedrooms and the living room.

- Ventilation in properties is in accordance with the Technical Construction Code, with extractors and aerators.

Fire-fighting protection

- In respect of fire-fighting, the building is designed to comply with regulations currently in force.

- Structures and partitions are built to ensure the required stability and fire-resistance. The dimensions of corridors and stairways are also superior to requirements.

- Each floor has emergency lighting with specifications for lighting levels and the duration of the independent batteries superior to those required. Furthermore, extinguishers are installed in all basements and fire hoses (Equipped fire hydrants) in basements where required.

- The Garages offer a high degree of protection against fire because, in addition to the elements described above, there are powerful ventilation systems capable of extracting smoke generated in the event of a fire and optical and thermo-velocimetric sensors with control unit and an optical and acoustic alarm. Moreover, the ventilation systems are connected to "CO" (Carbon Monoxide) detectors and are activated in the event of high concentrations, thus eliminating the risk to persons present.

Vertical Communications between floors

- In order to reach to the apartments on upper floors, it is intended to have 1 lift per staircase, with a capacity for 6 persons and equipped with automatic door and electrical machinery.

Wall and Floor coverings

- Floors with rectified porcelain tiles measuring 60x60 inside the apartments: same model, but non-slip, on terraces and sun terraces.

- Floors with rectified porcelain 60x60 tiles in shared areas in building entrances

- Stair surfaces in internal communal areas with treads and risers of rectified porcelain tiles.

- Continuous ceilings in laminated plasterboard inside apartments, these being suspended or semi-direct depending on the room in question. Built-in plaster pelmet to hide curtain rails on windows facing the exterior.

- Walls around bath in wet rooms lined with large format white paste ceramic tiles, rest of walls in wet rooms finished with coloured gloss paint.

- Smooth plastic paint on walls and ceilings
- Synthetic gloss paint on metalwork

Wooden carpentry

- Wooden carpentry with MDF hinged doors, lacquered white, mouldings, hinges and handles in steel.
- Security door at the entrance with lacquered finish, consisting of door reinforced with a I mm steel plate.
- Sliding doors with built-in frame in certain doorways between rooms prepared to fit in drywall partitions and made up of jambs, mouldings and lacquered MDF frame, with a perimeter rubber seal, adjustable pins and solid MDF door.
- Wardrobes with solid hinged doors, built from 19 mm-thick white lacquered MDF. Finished on inside with flooring similar to the room.

Outside sliding doors and windows

- Aluminium sliding, hinged or tilting windows and doors, depending on each case, anodized in natural finish and with thermal bridge break.
- Thermo-acoustic glazing made up of two laminated 3mm-thick glass sheets with a transparent 7 mm polyvinyl butyral layer with acoustic and sunlight control and a polished, colourless float-glass 4 mm sheet; moisture free 6 mm air chamber with separating metal frame, moisture absorber and double perimeter seal.
- Terrace balustrades with Stadip 8+8 laminated glass on sea-facing terraces and planters on side terraces.

The Complex and Pools

- Gated complex with access control and perimeter enclosure.
- Spacious gardens with exclusive landscaping design.
- Two pools with perimeter overflow design (Munich style), with washrooms and changing room.

- Paths in communal areas paved with printed concrete for maximum integration with the surroundings.

- Low walls leading to garages and pool surfaced with Casares stone.

- In garages, continuous flooring of polished concrete reinforced with meshing, and enhanced on the surface with cement and quartz sand. Machine-smoothed.

Kitchens

- Kitchen with fitted upper and lower high capacity units.

- Equipped with built-in vitroceramic hob, electric oven, fridge, dishwasher, washing machine, extractor hood and stainless steel sink with taps.

- Countertop and backsplash between upper and lower cabinets made of silestone or similar

Various

- Mirrors in bathrooms

- Stairs leading to solarium on second floor penthouses

- Planters on terrace fronts and between apartments