



## **“AZAHAR DE ESTEPONA” BUILDING SPECIFICATIONS (\*)**

### **FOUNDATION**

- Reinforced concrete flooring slab and individual footing

### **STRUCTURE**

- Reinforced concrete waffle slab

### **ENCLOSURE**

- Façade comprised of double walls with an air-chamber in between. Outside wall built with perforated brick, EPS insulation and clad with reinforced mortar with exterior insulation finishing system.  
Inside wall with stainless steel strut, ISOVER arena rockwool thermal insulation, and double laminated drywall, with latex paint finish.
- Interior dividing walls with double drywall on both sides and inside strut with thermal-sound insulation.

### **FLOORING**

- Inside flooring polished Porcelain tile model Work Grey, Marazzi brand, measuring 60 x 60.
- Outside flooring Porcelain tile model Work Grey Strutturato (slip-resistant), brand Marazzi measuring 60x60

### **FINISHES**

- Partial tiling in the shower area in bathrooms with polished porcelain tile measuring 1.20m x 20cm imitating wood, Model Traverchic Noce Francese, brand Marazzi, and matt white polished porcelain tile measuring 30x90 cm model Strin, brand Marazzi.  
Finished with perlite and paint coating.
- Plaster ceilings in all rooms.

### **BATHROOM FITTINGS AND PLUMBING**

- TRESS brand taps, model CLASS
- Duravit Neo brand wall-mounted toilet with concealed tank and soft-close seat.
- Matt white Mineralmarmo one-piece sink and counter, Unibaño brand, model Square.
- Unibaño brand vanity with 2 or 4 drawers.
- 8 mm tempered safety-glass shower screen
- Kromat shower tray (made of resin and non-porous mineral), stainless steel mesh drain.

## **HVAC AND HOT WATER**

- Centralised direct expansion HVAC, distribution through ceiling conducts and grilles. Energy Efficiency A+
- Hot water by boiler. Energy Efficiency A+

## **METALWORK**

- Aluminium windows and sliding doors with multi-point lock brand Aluval, model Alupron 42 with vertical opening depending on location RAL 7021 Sable (textured) with 6+6+chamber+4+4 Planiterm XN, or model Alupron 17 with glazing 3+3+chamber+5 Planiterm XN.

## **WOOD JOINERY**

- Armoured entrance door 2110x825x45mm. Smooth white-lacquered panel with multi-point lock.
- Solid wood interior doors 2110x725x40mm, white-lacquered with stainless colour fittings. Rubber door stoppers.
- Built-in wardrobes with side-hinged doors made of 22mm fire-proof panels, white-lacquered with concealed hinge and stainless-steel ball-type pull. Wardrobe interior lined with textile melamine, overhead shelf, hanging rod and 3-drawer cabinet.

## **KITCHENS**

- Designer kitchen, Atelier collection with 22 mm doors, soft-closing Blum Legrabox mechanism drawers and hinges.
- Balay brand appliances.
- White matt Zeus Silestone countertop and Silestone Calacatta Gold backsplash

## **INSTALLATIONS**

- Alarm with movement sensors, including 1 smoke detector and flood detectors.
- Simple-flow ventilation system, SIBER brand.

## **LIGHTING**

- Lamps outside the buildings, in the gardens and in swimming pool area.

## **COMMON AREAS**

- Outdoor swimming pool
- Gym area with cardiovascular and weight machines.
- Garden designed by landscaper
- Garages with fire-extinguishing installations and ventilation.

## **LIFTS**

Schindler or similar brand lifts.

\*The qualities listed in this document are provisional, as they may be revised upwards, depending on the construction project.