



Fairways

La Cala Golf

QUALITY SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Foundation, made of reinforced concrete, according to Geotechnical Study.
- Structure, executed with reinforced concrete slab of 25 cm thick and reinforced concrete pillars.

ROOF

- Transitable roof with a high degree of thermal insulation, "inverted roof" solution, with waterproofing by polyurea projection and extruded polystyrene thermal insulation of 60-80 mm, with anti-slip or gravel finish, depending on the area.

FACADE

- Exterior cladding of facade and exterior, plastered with cement mortar on brick factory and painted.
- Brick factory closure to the nasturtium, with perforated exterior brick, thermal and acoustic insulation with mineral wool of 60 mm thickness, drywall partition ensuring a complete thermal and acoustic insulation, according to CTE.

PARTITION AND INSULATION

- Interior partitions of dwellings in dry partitioning.
- Divisions between homes and common areas, brickwork made of fonoacoustic bricks plastered on both sides and dry partition walls on both sides with mineral wool for acoustic and thermal insulation.

WINDOW FRAMES AND GLAZING

- Windows of the brand "CORTIZO" or similar, lacquered in color to be defined by the P.M., to be established in contrast to the facade. Window frames with thermal break and with micro ventilation system.
- Motorized blinds in bedrooms.
- All windows and patio doors have double glazing type climalit ((4 + 4) mm + 10 mm + (3 + 3) mm) low emissive and solar control.
- All doors that exit to terraces are recessed into the floor of the dwelling.

INTERNAL WOODWORK

- Security entrance door to the property, with horizontal Iroko slats and safety lock.
- Interior doors made of wood, 35 mm thick, of modern design and lacquered in an off white colour. Doors with locks in bathrooms.
- Built-in wardrobes in bedrooms, without skirting, with frontal sliding doors of the same design and color as the doors. Lined interiors, trunk dividers and metal hanging bar.

FLOORING

- Large-format ceramic tiles, with skirting of the same material in the entire property.
- Anti-slip ceramic tiles on terraces and porches.
- Pattern imprinted concrete flooring in exterior communal areas.

INTERIOR LINING

- Walls in bathrooms tiled to the ceiling with top quality ceramic tiles.
- False ceilings in bathrooms and kitchen, also in diverse parts of the property.
- Accessible false ceiling the 2nd bathroom or utility room, to access the A/C equipment.
- The rest of the vertical paraments of the property are constituted by double plasterboards. Smooth plastic paint, light color.

SANITARY APPLIANCES AND PLUMBING

- Top quality saniraties in white.
- Furniture set with sink in the bathroom and mirror. Double sink in main bathroom. Countertops made of KRION from PORCELANOSA.
- Shower plate made out of polyester resins and mineral charges. Finished off with a double coating of anti-slip gel.
- Single fixed shower screen.
- "HANS GROHE" or similar brand single-lever tap in the showers.
- Sanitary water network according to the regulation, with independent cutting taps for each wet area.
- Cold and hot water installation laid out according to the regulations and made with cross-linked polyethylene (PER).
- Soundproofed downspouts.
- Communal system for production of hot water by solar panels, supported by primary circuit with heat pumps, exchanger and



individual support in houses by electrical water heater. Altherma system by Daikin or similar (aerothermia).

- Community water tanks with pressure pumps to guarantee a uniform and continuous pressure.
- Plunge pool in the 3 bedroom penthouses.

KITCHEN

- Laser edged laminated cabinet doors.
- Kitchen furniture with enclosure to ceiling.
- Frame made of agglomerated particleboard in waterproof wood, 16 mm coated with melamine on 2 sides, with PVC edge.
- Hinges with clip system of 110° and 170° opening triple regulation in height, width and depth. Guarantee for 100,000 openings.
- German drawers of total extraction.
- Hangers: concealed hanging system adjustable in height and depth from the inside.
- Countertop in white acrylic or Silestone white Zeus, with skirting between the low and high cabinets and the extractor fan according to design.
- LED spotlights under high furniture.
- Bosch appliances or similar, with minimum energy classification, when it is mandatory, A.

1. *Integrated refrigerator.*
2. *Integrated dishwasher.*
3. *90 cm telescopic extractor fan.*
4. *Stainless steel microwave with grill.*
5. *Multifunction oven, black glass.*
6. *Induction plate, easyTouch control, 3 zones.*
7. *Integrated washing machine.*
8. *Black undermount kitchen sink, of the brand "Franke" or similar.*
9. *Black single-lever mixer tap, brand "HANS GROHE" or similar.*

ELECTRIC SYSTEM

- Electrical installation according to Electronic Regulation of Low Voltage and current regulations.
- "High" degree of electrification.
- Prime quality mechanisms of the brand "Hager" or similar.
- USB charging cradles.
- Installation of video intercom, with automatic door opening.

AIR CONDITIONING

- Installation of air conditioning, individual, for air-air system, with conducts, impulse and return grids lacquered in white. Brand Daikin or similar.
- Outdoor units placed on the roof and the evaporator unit in secondary bathroom or laundry ceiling.

SPECIAL FACILITIES

- Project adapted entirely to the CTE (Technical Building Code), Regulation 293/2209 on Accessibility of the Andalusian Regional Government and Regulation 169/2011, on the Promotion of Renewable Energy, Savings and Energy Efficiency in Andalusia.
- Telecommunications installation according to the Regulation of common Telecommunication Infrastructures, adapted to fiber optics and coaxial cable, to provide all houses with all digital options.
- Auto Protection systems of the properties, composed by:
 - *Smoke detector, connected to the main switch in the electric distribution panel.*
 - *Flood detector in three places, which can cut-off of water inlet valves to the house.*
- Ventilation of houses according to CTE with individual extractors in each bathroom, micro ventilation integrated in the windows and extraction points in bathroom and kitchen ceilings.
- Acoustic floor insulation, between dwellings, by means of floating floor on acoustic laminate of expanded polystyrene elasticized of 20 mm.
- Mechanical ventilation in garage with fire and CO2 detectors, connected to an alarm central.
- Qualification of the energetic efficiency of the promotion: "B"

ELEVATION SYSTEM

- Elevator communicating with garages, with automatic doors.

COMMUNAL AREAS

- Big salt water pool with beach entry in one end and a waterfall at the other end, surrounded with communal gardens.
- Salt chlorination system and interior lighting.
- Communal gardens fully landscaped with Mediterranean plants and trees with automatic irrigation.
- Gymnasium and Spa area with panoramic views of the golf course. The gym is delivered fully equipped.
- The Spa area includes sauna as well as a big Jacuzzi with a swan neck massage jet.
- Illumination of paths through beacons to prevent light pollution.
- Automatic garage gates with remote control.
- Garage with polished concrete pavement and painted walls with colored band.
- Installation of charging point for electric vehicles in garage area, with possibility of semi-fast or slow loading. Includes charging of golf carts.
- Visitors parking.
- Individual Storage rooms.
- Golfers Storage room with bench and facilities to clean golf clubs.
- Access ramps for handicapped.

The information, computer graphics and documentation that appear in this document are merely indicative, have no contractual value and can be subject to change due to technical, legal or initiative requirements of the Project Management. The landscaping, decoration and furniture are merely decorative and not binding. The information referred to in Decreto 218/2005 of the Andalusian government, is available in our office for consultation.