

# Benalmádena

## FOUNDATIONS AND STRUCTURE

- Reinforced concrete with two-way slab system, according to current regulations.

## WALLS

- Wall cladding made of external brick coated with plaster and paint, interior thermal insulation, air chamber, inside lining with laminated plasterboard, fixed with metal profiles.
- Protection on terraces with manufactured upstands, railings with metal profiles and safety glass, according to the façade design combination.

## ROOF

- Pitched roof with roof tile finish.
- Trafficable roof finished with non-slip outdoor ceramic flooring.

## EXTERNAL JOINERY

- Lacquered aluminium over metal pre-frame in wall openings, with break of thermal bridge and ventilation system through microholes, building an aluminium/glass assembly of thermal and acoustic benefit, conforming to regulations.
- Sliding opening system, pull-up in lounges and folding in bedrooms.
- Compact module for blinds in lacquered aluminium with injected thermal insulation in bedrooms.
- Double glazing with air chamber creating an assembly of high thermal and acoustic performance.

## INTERNAL PARTITIONS

- Interior partitioning within dwelling of laminated plaster, with metallic support structure and thermal-acoustic insulation.
- Separation between dwellings made of brick with partition wall panelling on both sides with laminated plaster and thermal-acoustic insulation.
- Separation between dwelling and common areas made of half a foot of ceramic brick, coated with plaster on the outside and with partition wall panelling on the inside with laminated plaster and internal thermal-acoustic insulation.

## INTERNAL JOINERY

- Armoured entrance door, white lacquered, security hinges, exterior door knob and peephole.
- Flat panel internal doors with horizontal grooves, in white lacquer finish, hinges for hanging and handle.
- Modular wardrobes, folding or sliding according to typology, matching with internal doors, melamine interior, closet shelf and hanging rod.

## PAINTS

- Walls inside dwellings in smooth acrylic paint in soft colour.
- Horizontal surfaces inside dwellings in white smooth acrylic paint.

## FLOORING AND TILING

- Porcelain ceramic 60x60 tiles inside dwellings (lounge, bedrooms, hallway and corridor).
- Porcelain ceramic tiles in bathrooms.
- Non-slip outdoor ceramic flooring on terraces.
- Large ceramic tiles in bathrooms and toilets.
- Walls in kitchen in paint finish. Between high and low-level cupboards, coating according to design.
- False ceiling in laminated plasterboard throughout the dwelling and suspended in bathroom where air conditioning unit is housed.
- Recess in false ceiling of kitchen / lounge.

## AIR CONDITIONING AND HOT WATER

- Full installation of hot/cold air conditioning through ducts with gratings in lounge and bedrooms, using aerotherm system, clean technology.
- Supply of domestic hot water by aerotherm system.

## SANITARYWARE AND TAPS

- Vitrified porcelain sanitaryware in white.
- Slimline shower base with screen in master bathroom and enamelled bath in second bathroom, according to type of apartment.
- Mixer taps for bathtub, shower and washbasins.
- Thermostatic bar shower with rain-effect sprinkler in master bathroom.
- White enamelled steel bathtub in second bathroom.
- In master bathroom, vanity top in trendline finish with one or two sinks, according to type of apartment, and mirror.
- Floating sink cabinet in second bathroom and mirror.

## ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installation according to Low Voltage Electrical Regulations.
- Top quality electrical accessories.
- Installation of telecommunications in dwelling (basic telephone service, cable telecommunication and integrated services digital network) with sockets in lounge, bedrooms and kitchen.
- Pre-installation for satellite dish.
- Video entry phone at entrances of urbanisation. Intercom at building entrances.
- Wall light, electric power point and TV aerial socket in lounge terrace.
- Recessed ceiling lights in kitchen, bathroom and toilet.

## KITCHEN FURNITURE AND APPLIANCES

- Fitted kitchen with low and high-level cupboards with integrated extractor hood.
- Worktop made of solid compact material in kitchen work area.
- Appliances: Bosch brand electric oven, ceramic hob and fridge.
- Stainless steel sink and mixer tap.

## COMMUNITY PROVISIONS

- Large green zones and common areas, with internal paths, walking and rest areas.
- Communal outdoor swimming pool, multipurpose with swimming lane section and relaxation.
- Communal social room with "Gastroteca" equipped with kitchen furniture and appliances.
- Equipped Fitness-gym area and sauna.
- Changing rooms and toilets.
- Planned power pre-installation in basements for charging electric vehicles.

## COMMUNAL AREAS, URBANISATION AND OTHERS

- Gated and fenced residential complex with cabin for access control.
- Low consumption lighting in access roads, internal paths and gardens.
- Motion detectors in building entrances, floor lobbies and garage.
- Landscaped areas, with irrigation system, combining lawn areas with shrub and tree species.
- Building entrance halls with natural stone flooring, recessed mat and decorated with fine materials, mirrors and painting.
- Lift halls and corridors to dwellings in ceramic or natural stone flooring.
- Garage lighting activated by opening the vehicle access doors.
- In garage, forced ventilation, detection and control of carbon monoxide, fire protection and emergency lighting, according to regulations.

## DWELLING CUSTOMISATION

- Option to choose between various finishes.