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LUXURY VILLAS

QUALITY SPECIFICATIONS



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Project for construction of single-family villas and swimming pools

## **STANDARD QUALITY SPECS**

Dossier of exposed qualities in measured condition

**18 MARCH 2024**

### **FOUNDATION:**

- » Reinforced concrete slab ha-30/p/30/iia of 50 . thickness and steel b5000s. (Based on the foundations adopted in phase I from villas 1 to 4). With incorporation in part of this slab, of micropiled areas.

### **STRUCTURE:**

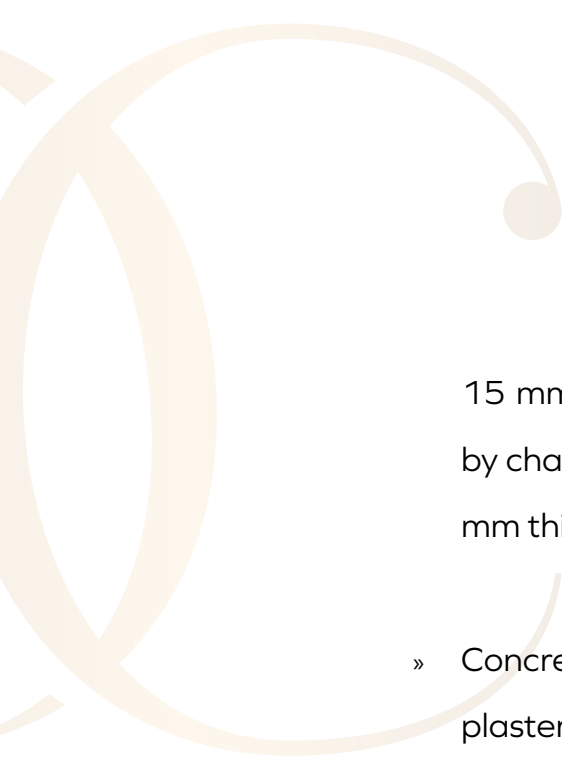
- » Waffle slab of 25+5 edge, with 12 wide ribs, with 60x20x25 lightened concrete blocks.
- » Areas with solid reinforced concrete slabs 30 . thick.
- » Bastone pergolas or similar in parking lot and terrace coverings of 16 x 8 . section.

### **WATERPROOFING AND INSULATION:**

- » Waterproofing of concrete perimeter walls: DANOSA system, with waterproofing with asphalt membrane, protected with danopren drainage membrane.
- » Waterproofing of roofs and terraces: DANOSA system, with double asphalt membrane with 60 mm thick projected polyurethane thermal insulation.
- » Acoustic insulation downspouts and pipes hung in ceilings: 4 mm FONODAN

### **MASONRY:**

- » Exterior enclosure: with perforated ceramic brick masonry of ½ foot of 11 . thick, lined with cement mortar layer of 1 thick and projected thermal insulation of polyurethane of 4 . thick and air chamber.
- » On the interior face: self-supporting plasterboard system with double laminated plasterboard

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- 15 mm thick, the outermost OMNIO, on a structure of galvanized steel metal profiles formed by channels and uprights of 70 mm and a separation of 40 . Thermal-acoustic insulation of 65 mm thick sand rock mineral wool, placed in the core of the partition structure.
- » Concrete wall linings: self-supporting plasterboard system with double 15 mm thick laminated plasterboard, the outermost OMNIO, on a structure of galvanized steel metal profiles formed by 48 mm channels and uprights and a spacing of 40 . Thermal-acoustic insulation of 48 mm thick mineral wool, placed in the core of the partition structure.
  - » Separation of rooms for different uses: 32 thick multiple partition wall, formed by ½ foot soundproof masonry, lined on both sides with 15 mm thick double laminated plasterboard, the outermost OMNIO, on a galvanized steel metal profile structure formed by 70 mm channels and uprights and a 40 separation. Thermal-acoustic insulation of 70 mm thick sand rock mineral wool, placed in the core of the partition structure.
  - » Interior partitions: multiple partition 13 thick, formed by double laminated plasterboard 15 mm thick, the outermost OMNIO, on both sides of the structure of galvanized steel metal profiles formed by channels and uprights of 70 mm and a separation of 40 . Thermal-acoustic insulation of 70 mm thick sand rock mineral wool, placed in the core of the partition structure.

## **EXTERIOR COATINGS:**

- » Facade plastering: machine sprayed plaster with white waterproof pbhf mortar, applied in two coats, with 1x1 aluminum drip profile on horizontal surfaces.
- » Facade painting: matte acrylic coating for facades, color ncs 1502y50r.
- » Coating of some facades with limestone.
- » Disegna bastone 40x80 mm decorative coating on some facades.

## **INTERIOR LININGS:**

- » Continuous smooth plaster false ceilings.
- » Plaster seams in perimeters of ceilings of 4 x 4 . throughout the house.
- » Plaster curtains in windows of 20 . in living room and bedrooms.
- » Smooth plastic paint inside the house: smooth plastic ral9010 color.

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## FLOOR AND WALL TILES:

- » Interior flooring: porcelain stoneware 90 x 90, matte finish, model ACRON ivory or similar c3, laid flush, joints 2-3mm,
- » Lacquered mdf waterproof wood skirting board: wooden skirting board 15 x 1.5 , lacquered in white ral 9010 in living rooms, bedrooms, and porcelain skirting board in bathrooms.
- » Terraces floor: 90 x 90 non-slip porcelain stoneware, matte finish, model ACRON ivory or similar c3, laid flush, joints 2-3 mm.
- » Bathrooms: bathroom cladding: 120x260 large format porcelain stoneware slabs, glossy, on shower walls and, in master bathroom also on the wall of countertops with washbasins.
- » 70 X 30 niches in bathroom with led lighting.
- » Walkways: non-slip porcelain stoneware, matte finish, model ACRON ivory or similar c3.

## WOOD CARPENTRY:

- » Entrance doors of 3,15 x 2,85: entrance door to the house, pivoting leaf of 120x285x6 , armored 2 panels + 2 fixed sides of 97 . Width with laminated glass 8+8, with horizontal staves in iroko with interlayer on the exterior face, with sealing gasket, smooth interior face lacquered in white ral 9010, lower acoustic weatherstripping guillotine, 4 concealed adjustable hinges, 3-point lock with security cylinder and black exterior handle of 80 , 70 x 10 mm flashing.
- » Coplanaria interior doors: smooth interior doors, bedrooms and bathrooms, hinged panels 240x82.5 Or 72.5 X 5 thick and moldings flush with doors, lacquered in white ral9010, coplanaria door frame, concealed hinges, unified magnetic latch, handle, lock and unlocking device in bathrooms and bedrooms.
- » Built-in closets coplanarias leaves: cabinet fronts with 2.40 M. High leaves, in 22 mm mdf, smooth, lacquered in white ral 9010, fixed directly to the module, with handle on the edge of the leaf, 80x19mm mdf moldings, hinges with 105° opening cup hinges with brake, handle with recessed handle on the edge.
- » Interior module, according to drawings. In textile melamine (orleans oak), with hanging bars, drawers with slides without handle, 32 mm height adjustable shelves, shoe rack with removable trays, trouser racks, removable drawers, organizer with divisions, and led lighting.
- » Furniture gaveteros: furniture hung under sink countertop, 30 high and 50 deep, made of

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melamine textile, made in natural walnut, with top cover, exposed sides and fronts of two drawers, hidden hanging hardware.

## **ALUMINUM CARPENTRY:**

- » Sliding doors and windows: by technal, with two sliding leaves, lacquered shadow grey ral 7022 matt, with micro ventilation, multipoint locking, adjustable rail and bearing, stainless steel handle, glazed with planistar one 4+4/argon 16black/4+4, colorless with polished edge. The height of doors in living rooms and bedrooms will be 2.85 M (8 ft).
- » Tilt & turn and fixed windows: technal, concealed sash, lacquered shadow grey ral 7022 matt, with micro-ventilation, multi-point locking, adjustable rail and bearing, stainless steel handle, glazed with one 4+4/argon 20black/3+3, clear with polished edge.
- » Glass railings on terraces and stairs: glass railing 1.10 M. High, made of 8+8 laminated glass and transparent butyral, anchored to the floor slab by means of 50x230x1 u-profiles, with epoxy resin and hilti dowels.

## **SANITARY WARE AND FAUCETS:**

- » Bathroom countertops: SOLID SURFACE or similar countertop for sinks with one or two sinks of 52x32 with 12 , skirt and 5 , high plinth.
- » Freestanding bathtub in main bathroom: freestanding bathtub VILLEROY boch or similar white color. Connected water and sanitation.
- » Toilets main bathroom: wall hung toilet VILLEROY boch viclean-i100 in main bathroom, with cushioned lid, recessed cistern with structure for wall hung toilet, matt black push button. Water and sanitation connected.
- » Toilets secondary bathrooms: VILLEROY boch combi-pack wall hung toilet, with cushioned lid, flush cistern with structure for wall hung toilet, matt chrome push button. Connected water and sanitation.
  - » **Faucets:**
    - » Main bathroom (matte black finish):
      - » Faucets: axor hans GROHE or similar: Wall-mounted sink faucets, Ceiling shower head, Single lever shower mixer
    - » Secondary bathrooms (chrome finish):

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- » Faucets: shower column: hans GROHE or similar. Wall-mounted washbasin faucets.
- » 10 Mm tempered glass enclosures, in shower enclosures
- » Bathroom mirrors with led illumination on lower side

## VARIOUS:

- » **Bathroom accessories** customized and installed.
- » **Digital safe:** placed inside the master bedroom closet.
- » **Furnished kitchen** by **MODULNOVA** or similar with siemens appliances.
- » **Hydraloop** - system for purification, recycling, and reuse of household gray water (water from showers, baths, washing machines and dryers, heat pumps and air conditioners), which can save up to 45% of total water consumption. Hydraloop water is clean, clear, safe, and disinfected. It can be reused for toilet flushing, laundry, garden irrigation and pool filling. The purification and recycling process is carried out through six processes (sedimentation, flotation, dissolved air flotation, foam fractionation, aerobic bioreactor, and disinfection by means of ultraviolet light) without chemicals. Savings are constantly monitored, allowing the homeowners to know the water savings data of their home through their smart phone.

## ELECTRICAL INSTALLATION:

- » High electrification: according to regulations. And final project.
- » Switches and sockets mechanisms: LEGRAND valena or similar dimmable switches.
- » ARKOS light luminaires or similar, model gap and gap asymmetric, with led lamps.
- » External wall lights high MASLED 63x63x180 or similar.
- » Interior stair tread lighting. 3 Pcs per throw.
- » Lighting of curtain rails with led
- » Junction boxes inside the cabinets.
- » Mechanized electrical junction boxes.
- » Video intercom SFERA or similar with three screens, one per floor.
- » Domotica knx standard system.
- » Wifi on all floors.
- » Telecommunications according to regulations.

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## **PLUMBING AND SANITATION INSTALLATION:**

- » According to project: according to regulations and final project.
- » Installation with cross-linked polyethylene piping: insulated the hot one.
- » Recessed boxes for shut-off valves in each bathroom, downstairs next to the toilet.
- » Sanitation pipes, three-layer polypropylene system d110 .
- » Epdm siphon cups.
- » Drinking water cistern, 1000 liters capacity.
- » Water pressure group, adjustable drive by means of inverter technology.
- » Water softener.
- » Pressure reducer and water filter.
- » Pumping of sewage and rainwater to the sewage network of the urbanization.

## **AIR CONDITIONING INSTALLATION:**

- » According to project: according to regulations. And final project.
- » Daikin aerothermic heat pump: equipped with two machines 260 l accumulation, for domestic hot water production and air conditioning.
- » Daikin fan coils and thermostats.
- » Airzone with mobile grilles, lacquered white ral 9010
- » Isover ducts
- » Linear grilles cool-air impulsion and return, made of extruded aluminum.
- » Water radiant flooring with thermostats.
- » In bathrooms, electric heating system.

## **VENTILATION INSTALLATION:**

- » According to project: according to regulations.

## **ELEVATOR INSTALLATION:**

- » 4 Stop elevator: for 6 persons. THYSSEN model eox or similar.

## **SWIMMING POOL:**

- » Inner lining of the pool shell: gresite mod. Opalite white luminescent or similar.
- » Watertight spotlights: rgb type. Three units

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## **PLOT ENCLOSURE:**

- » Parking entrance doors: 5.00 X 2.50 M automatic sliding door.
- » Pedestrian access door: 1.40 X 2.30 M. Hinged door remotely opened.
- » Main façade fencing: 1.20 M. High brickwork and 1.20 M. High metal grating with 150x50 mm. Z-type profiles of 1.20 M. High.

## **GARDENING:**

- » Planting standard.
- » Automatic irrigation standard.
- » Cistern and pressure group.
- » Lighting standard.

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## AVAILABLE AS AN EXTRA LUXURY GARDENING PACKAGE:

- Individualized design.
- Plants tropical unique local species.
- Special lights design and spots.
- Programmed multisectoral irrigation system.

## SUGGESTED EXTRA

CONCEPT		SALES PRICE
Skirting board in water-repellent DM wood 150 mm: Skirting board in water-repellent DM smooth 150 mm high with aluminum profile with recess to embed and leave flush with the wall. Lacquered color treatment to choose from RAL, Sikkens NCS or Farrow & Ball color ranges, prepared for installation of LED lights.		€ 18.500
Interior doors lacquered smooth interior doors, bedrooms and bathrooms, hinged panels 240x82,5 or 72,5 x 5 thick, lacquered, with frame system without flashing with 1x1 perimetral groove, concealed hinges, magnetic lock, crank handle, lock and unlocking device in bathrooms and bedrooms. Built-in closets with ROUGH PANTHED leaves without cover: Wardrobe front with 2.40 m. high practicable leaves, in MDF of 30 mm, smooth, lacquered, fixed directly to the module, with pantographed handle in leaf, with perimeter beading 1x1 ., hidden hinges opening 155° with brake. Lacquered color treatment to choose from RAL, Sikkens NCS or Farrow & Ball color ranges		Available on personal design.
Finnish sauna in basement floor of 2,26 x 2,20 m. With door and glass walls		€ 21.450
Built-in Jacuzzi for 6 people in solarium.		€ 36.100
Outdoor BBQ kitchen in solarium.		€ 8.500
Swimming Pool Counter Current Swimming System.		€ 8.500
Swimming Pool Water heating system by heat pump.		€ 12.800
Swimming inner lining large tiles option.		€ 9.500

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CONCEPT		SALES PRICE
Wine cellar 1	Personal design	€ 60.000 NB supplier*
Wine Room 2	Personal design	€ 95.000 NB supplier*
Outdoor Kitchen Modulnova nature stone		€ 49.000 NB supplier*
Fire Pit		€ 16.500
Full domotic KNX implementation customized		€ -.- **
Security Pack customized		€ -.- **
Furniture Outdoor/Indoor Pack customized		€ -.- **
Extra Basement Bedroom		€ 15.600
Extra Basement Bathroom		€ 25.800
Extra Basement Gym (without equipment)		€ 15.600
Extra Basement Home Cinema Room no equipment		€ 15.600
Extra Basement Game Room		€ 15.600
Extra Basement Bar not very elaborated		€ 15.600
Flooring extra supersized tiles 120x120. Normal villa		€ 21.350
Photovoltaic Solar Panels 10 kW		€ 24.000
WallBox Single EV Charger.		€ 2.250
Electric towel rack customized and installed		€ 1.450
Fireplace Ethanol system		€ 8.200

Estepona, March 18th, 2024



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