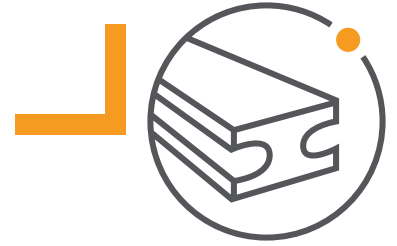


Célere  
● **BLOSSOM II**  
Benalmádena

# Quality specifications

## • Foundation and structure

Foundation and structure are made of reinforced concrete with bidirectional framing.



## • Façades

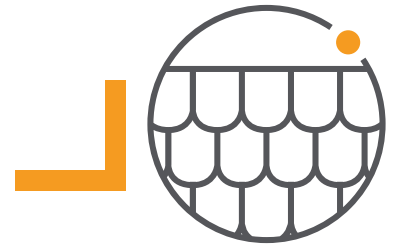
The façades of the building are made of cladded brick to exterior according to the project with thermal interior insulation, air chamber, and finished with plasterboards in the indoor areas fixed by metallic frames.

The terraces are finished with a low wall made of bricks, railing made of safety glass with metallic frames according to the façade design.

## • Roofing

Non passable flat roofs finished with gravel.

Passable roofs finished by non slip ceramic tiles for exteriors.



## • Outdoor Carpentry

The outdoor carpentry is made of lacquered aluminum with heat channel breakage making a unit with thermal and acoustic performances according to the technical code.

Compact unit of shutter made of lacquered aluminium with injected thermal insulation in bedrooms.

Double glazed with high thermal and acoustic performances.

## • Interior Division

The interior partitions are made of gypsum plasterboard by supporting metallic structure with thermal and acoustic insulation.

The partition between apartments and comun areas will be made of bricks coated by gypsum to exterior and with gypsum plasterboards to indoor areas with thermal and acoustic insulation.



## • Indoor Carpentry

The entrance door is an armoured door lacquered in white colour with security metalwork, exterior handle and optical peephole.

The inside doors have horizontal grooves and they are lacquered in white colour with metalwork and handle.

The wardrobes are modular with folding or sliding doors with horizontal grooves and lacquered in white colour. With panels clad in melamine inside and with a shelf inside for the suitcase and bar to hang clothes.



## • Painting

Vertical surfaces inside the apartments are finished with light colour plastic painting.

Horizontal surfaces inside the apartments are finished with white plain colour painting.

## • Flooring and coating

Ceramic tiles for interior flooring of apartments (Livingrooms, bedrooms, hall and corridor).

Ceramic tiles for flooring in bathrooms.

Non slip ceramic tiles for terraces.

Big format ceramic tiling in bathrooms and toilet walls.

Mixed coating with painting or ceramic tiles of high quality in humid area of kitchen according to the designs.

False ceiling in bathrooms with access trap door where indoor unit of air conditioning is placed.

Ceramic material by Keraben brand with different options and colours according to the proposal.



## • Climatization and sanitary hot water

Full installation of Air Conditioning System with cool and heat pump. The distribution of the air conditioning supply and return is made through air ducts and grille in living rooms and bedrooms. Aerothermy System, Green Energy.

Sanitary hot water production by Aerothermy System.

## • Bathroom fittings and taps

Bathroom fittings are made of vitrified porcelain in white colour.

Shower tray in main bathroom and bath tube in second bathroom depending of the property type.

Mixer tap in bath tube and washbasin.

Thermostatic tap in shower with a bar and rain effect spayer.

Washbasin with cabinet and mirror in main bathroom.

Suspended washbasin and mirror in second bathroom.

Bathroom fittings and taps are provided by Porcelanosa brand.



## • Electricity and Telecommunications

Electricity Installation according to the Law.

Electrical mechanism in first quality material.

Telecommunications in apartments (basic telephone installation, cable telecommunications and digital net of integral services) with plugs in living room, bedrooms and kitchen.

Preinstallation of parabolic aerial.

Intercom in main access to the complex. Intercom in all individual building entrances.

Wall lamp, electrical plug and TV aerial plug in terrace.

## • Kitchen furniture and home appliances

Kitchen fully furnished with low and high cabinets with decorative extractor fan.

Worktop made of compact material.

Stainless sink and mixer tap.

Home appliances are provided by Bosch brand: fridge, washing machine, dish washer, microwaves, oven and vitroceramic hob.





## • Commun areas, facilities and more

Closed and gated residential complex.

Downlights in access, streets and gardens.

Movement detectors in entrances, halls and garages.

Gardens with automatic water system, xeriscape with native bush species.

Hall entrance tiled in natural stone with built-in doormat and decorated in noble materials, mirrors and painting.

Automatic lights in garages turned on by car access entrances.

Infrastructure of recharge for electrical cars according to the law.

In garage, forced ventilation, detection and control of carbon monoxid, fire protection and emergency lights according to the law.

Outdoor swimming pools with night lights and solarium with grass.

Social Lounge and outdoor area.

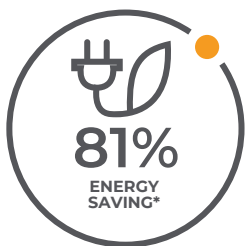
Gym.

## • B energy rating

The building has a **B energy rating**, leading to a reduction in CO2 emissions and a significant reduction in the building's energy demand.

This rating is achieved by adopting improved thermal insulation (with double thermal insulation on the façade, improvements on the roof, and efficient carpentry and low-emission glass) and high-efficiency thermal installations.

This rating leads to estimated energy savings of 82% and, therefore, significant economic savings, taking a home with an F energy rating as a reference.



\* Calculation of estimated energy savings for a typical residence with 95 m2 of usable floor space with an A-rating compared to a reference dwelling that has an F-rating, as defined by the "Energy performance rating of buildings." published in November 2015 by the IDAE (Institute for Diversification and Energy Saving) and the Ministry of Industry, Energy, and Tourism; and other regulations that supplement and/or replace it. \*\* Minimum guaranteed savings in domestic hot water (DHW) consumption in the building as a whole, taking into account the building's location and the required occupancy values under current regulations.