

# LOS MIRADORES DEL SOL 2ª FASE

Costa del Sol / Estepona (Málaga)

## QUALITY REPORT

### GROUNDING WORKS

The foundations are designed using reinforced concrete slabs, footings or micropiles according to the specifications and recommendations given in the corresponding geotechnical report.

### STRUCTURE

The structural system comprises reinforced concrete pillars with a rectangular cross-section supporting mesh-reinforced top slabs or solid concrete slabs 100%-compliant with current regulations. The building has a grounding network in each block.

### ROOFING

Flat walk-on roofs in the solariums with a slight slope, waterproofing with asphalt sheets, extruded polystyrene thermal insulation and finished with non-slip tiled flooring suitable for outdoor use. Other roofing for technical use has waterproofing, thermal insulation and a gravel finish.

### FAÇADE

The building seeks to contrast between the different areas and the simplicity of large overhanging terraces, decks and different levels gives the building a sober yet contemporary and cutting edge look. The facing on the main body is cement-mortar plastering and white and grey plastic paint suitable for outdoor applications, as specified on the plans and shown in the computer-generated images. Certain parts of the building are highlighted with ceramic plaques. There are imitation-wood pergolas fitted in the areas specified on the corresponding plans.

Façade walls are double-partition walls, with interior laminated plasterboard mounted on galvanised steel profiles, central chamber with rock wool thermal insulation and exterior triple hollow brick wall.

### BRICKWORK AND INSULATION

Separating walls between properties are laminated plasterboard on galvanised steel profiles with rock wool soundproofing on a six-inch central ceramic brick partition.

Inner walls in each property are also made in laminated plaster plaques on galvanized steel profiles.

Floors between properties are impact-soundproofed and the floor on the ground floor has extruded polystyrene insulation.

### INTERIOR WALL PAINTWORK

Smooth acrylic paint on laminated plasterboard (\*choice of colours available). Suspended ceiling throughout each property

in laminated plasterboard finished in vinyl paint. Suspended ceilings in the bathroom in which the air-conditioning installations are located have removable boards for installation and maintenance.

## **EXTERIOR FLOOR AND WALL TILING**

Non-slip porcelain stoneware tiles on terraces, porches and solariums.

## **INTERIOR FLOOR AND WALL TILING**

Large format porcelain and/or rectified stoneware floor tiles throughout each property. Bathrooms have porcelain stoneware tiles and kitchens have a combination of partially painted walls or tiling for an integrated, modern design. (\*Choice of floor and wall tiling available.)

## **EXTERIOR CARPENTRY AND GLAZING**

Exterior joinery with PVC sections and double glazing with air chamber. Joinery for access to terraces overlooking the façade comprises large-size sliding balcony doors of a height of 2.4 m, fitted with aluminium slat blinds with the same finish as the joinery work and injected polyurethane for better insulation.

Glass or brick walls on terraces and solariums or part of the wall in brick and part in glass with a safety height of 1.1 m on second floors and solariums and 0.9 m on ground and first floors in accordance with current regulations.

## **INTERIOR FITTINGS AND GLAZING**

Armoured security front door, outer leaf in hydrolacquer finish and inner leaf in same finish as interior doors, with structure and subframe in steel, blocking mechanism, double security lock and anti-leverage hinges.

Lacquer finish on interior doors and wardrobe fronts (\*choice of colours available according to customisation catalogue).

Built-in wardrobes with sliding and/or folding doors, fully fitted inside with self-closing drawer unit, top shelf and rail. The wardrobe in the entrance is fully fitted and has a top shelf rail.

## **PLUMBING**

Interior plumbing in the property in plastic piping made from certified material.

Bathrooms with:

- Resin shower trays with slate finish and fitted shower screen.
- Concealed shower fittings.
- In main bathroom, shower with 30x30 cm ceiling head and natural rain effect.
- Concealed cisterns in both bathrooms.
- Premium-quality HANSGROHE taps and sanitary ware.
- ABS soft-close toilet cover with click-off system.
- Wash basin units with mirror and LED down-lights in both bathrooms.

## **VENTILATION**

Ventilation throughout each property, including kitchen and bathrooms, via air extraction ducts.

## **ELECTRICITY**

High-grade 9.2-kW electrical installation (contracted power supply is 6.9 kW and may be increased on request).

Interior installation with premium-quality fittings and dimmer switch in lounge-dining room. Outdoor perimeter lighting for ground floor corner properties.

TV sockets in lounge, all bedrooms, veranda, terrace and solarium. RJ45 data sockets in lounge and all bedrooms.

Properties have access to fibre optic broadband telecommunications services in accordance with current legislation.

## **IRONWORKS**

On parts of the complex such as the wall around the estate, gates to the private gardens of the properties and entrances to the pool area.

## **KITCHEN**

Fully fitted with top and bottom units, which vary according to property type, fitted extractor hood and soft-closing drawer units. Quartz worktops (Silestone, Compac or equivalent brand) with worktop sink and draining board. (\*Choice of colours available for units and worktops).

LED lighting under worktop.

Spaces for dishwasher and refrigerator and integrated column for conventional oven and microwave according to type. The following domestic appliances are included: extractor hood, oven, refrigerator, ceramic hob, dishwasher and microwave.

## **GALLERIES**

With power point, DHW storage tank and pre-installation for washing machine and dryer. Interior walls finished in white cement render.

## **AIR CONDITIONING SYSTEM**

Ducted pre-installed air-conditioning (hot/cold). The outdoor unit or aerothermal heat pump is located on the roof; the indoor unit is located in the suspended ceiling in the second bathroom. The control thermostat is in the lounge-dining room.

Domestic Hot Water (DHW) is also produced by the aerothermal heat pump, fed to a hot water accumulator with back-up support from the electrical resistance.

Underfloor heating throughout the property with the aerothermal heat pump. Electric underfloor heating in bathrooms.

## **TELECOMMUNICATIONS**

Installation of TV reception equipment offering free-to-air television in the following languages: Spanish, Russian French, English and German, with an HD digital satellite receiver in each property.

The installation also provides the option of receiving a selection of subscription TV channels in Scandinavian languages and English.

Wi-Fi router installation.

Communal Wi-Fi network service with Internet access in the common areas of the estate.

## PRIVATE GARDENS

There are different types of garden enclosures:

- Gardens with artificial lawn. These gardens are surrounded by block walls finished with lacquered steel metal joinery (posts), stainless steel cables and gate. The gardens are separated by a cypress hedge on both sides planted in soil with drip-irrigation and timer and Fax-type fencing.

## TOP FLOOR PROPERTIES

The top floor properties with solarium have the following improvements:

- Wood joinery:
  - o Lacquer-finish interior doors with leaves of 2.1 m, solid core, concealed hinges, magnetic latch and soft-close mechanism with rubber draught-excluder on frame. (\*Choice of colours available according to customisation catalogue).
  - o Switch-operated LED strip lighting under the top shelf inside master bedroom wardrobe.
- Kitchens:
  - o Designer kitchen. (\*Choice of colours available for units and worktops according to catalogue).
  - o Decorative extractor hood.
  - o The wall space between top and bottom units is covered in the same material as the worktops, i.e. quartz (Silestone, Compac or similar brand).
- Main bathrooms:
  - o Backlit mirrors with demisting glass.
  - o Choice of glass for the material of the wall separating the bathroom from the master bedroom in each case (for walls without a door and in second-floor property types D, E and G only).
  - o Electric towel rail.
  - o Wall-mounted toilet.
- Handrails on private stairs: stainless steel and/or glass.
- Ambient LED lighting in solarium parapet walls.

## PARKING

All properties have a parking space and storage room in the basement garage. The basement has an access ramp with remote-controlled door and easy pedestrian access by stairs and lift from the different floors of the building.

The basement garage wall is made of waterproofed, reinforced concrete painted with indicator paint. It also has a float-finished floor.

The garage also has spaces for bicycles in a closed-off area for each block.

It is equipped with all fire safety measures as required by current legislation.

## PRIVATE SOLARIUM

Some properties, depending on type, have a private solarium with direct access from the property via a private stairway.

Solariums have:

- Barbecue unit with shelves, sink, tap and pre-installation for a small refrigerator.
- Shower with hot and cold water.
- Power socket and TV and lighting socket.
- Pre-installation for Jacuzzi.

## URBANISATION

The estate is fully enclosed by a wall around the entire perimeter, lacquer-finish steel gates and perimeter security system with video surveillance cameras. Gates fitted with video intercoms for pedestrian access to the estate from the surrounding streets: one for blocks 1, 2 and 6 and another for blocks 3, 4 and 5.

The building stands on the estate adapting to the contours of the terrain, offering views of the sea from different levels. The swimming pool is located in the middle to create an atmosphere of full enjoyment for everyone.

All these areas are surrounded by a wide variety of trees and landscaping with appropriate irrigation systems. The estate also has lighting, outdoor furniture and accessible paths with ramp access eliminating the need for architectural barriers.

There is exterior bicycle parking at the pedestrian access to the south end of the estate next to the public green area.

The estate has an area for practising golf.

## COMMUNAL AREAS

The complex has entrances from the surrounding streets for each block. The blocks are also connected by internal corridors or paths on the estate to make it easier to get to all the properties from the different areas.

The steps on the common stairways are finished in premium-quality non-slip porcelain stoneware and the paths connecting the different blocks on the complex are made of printed concrete.

The facing on the walls in the common areas is cement painted white or another colour according to plans and computer-generated graphics.

## POOL

Pool area: Located in the central part of the estate, it includes:

- Swimming pool for adults with an approximate water surface area of 150 m<sup>2</sup>, perimeter overflow drain finished in pool tiles, underwater colour-changing lighting and steps for persons with reduced mobility, according to regulations.
- 2 heated Jacuzzis with underwater lighting and a capacity for 5-6 people each, made in one-piece thermoformed acrylic sheeting, with stainless steel grips, ergonomic seats and air and water jets, ideal for relaxation and therapeutic massages.
- Children's pool in a closed-off area with an approximate water surface of 20 m<sup>2</sup>, finished in pool tiles.

- Showers, loungers and parasols.
- WCs.
- There is a large pool area partially covered, totalling approximately 400 m<sup>2</sup> in the area corresponding to the adult pool, and natural lawn and plants, totalling 1150 m<sup>2</sup>, with lighting and drip/sprinkler irrigation.

## PROPERTY CUSTOMISATION

\*Choice of the following finishes at no extra cost according to the Customisation Catalogue, within the specified dates:

- Submit your choices before 21 March 2019.
  - Porcelain stoneware in properties.
  - Kitchen and bathroom tiling.
- Submit your choices before 5 May 2019.
  - Finish of kitchen units and worktop.
  - Room doors and wardrobes.
- Submit your choices before 1 July.
  - Paintwork.

\*Choice of the following finishes at the corresponding extra cost according to the Customisation Catalogue within the specified dates:

- Submit your choices before 2 May 2019.
  - In private gardens:
    - o Fitted wardrobes in porches.
  - In private solariums:
    - o Tensable canopies.
    - o Retractable canopies (only under existing concrete pergolas).
    - o Fitted wardrobes.
- Submit your choices before 8 February 2019.
  - In private gardens:
    - o Artificial wood unit with lamps fitted in the ground.
    - o Prefabricated Jacuzzi fitted in the ground and surrounded by decorative pebbles.
  - In private solariums:
    - o Non-slip marble shower tray and tiled walls.
    - o Jacuzzi-style whirlpool bath with pressured air and/or water jets perfect for relaxation, massage and therapeutic purposes.
    - o Larger barbecue.
    - o Indirect LED lighting on brick walls on roof.
  - In parking spaces:
    - o Recharge point for electric vehicles.

\* All properties have a 10-year warranty insurance covering damages in basic structures in accordance with [Spanish] Building Regulations Act 38/99 dated 5 November [Ordenación de la Edificación - LOE]. For technical reasons, said materials may be replaced by others of similar or superior quality, but always with the same quality of materials as defined in these specifications.

**BUILDING SPECIFICATIONS WITH DATE:**

02/12/2019

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