

ABSOLUTE BANUS BY TM

Costa del Sol / Marbella

QUALITY REPORT

GROUNDING WORKS

The foundations of the property will be composed of reinforced concrete slabs. The foundations will be supervised by a certified independent technical control body complying with the specifications of the geotechnical study and current building regulations.

STRUCTURE

Structure based on reinforced concrete and metal pillars, reinforced concrete beams, and waffle slabs with permanent coffers, as well as solid blocks of reinforced concrete in certain areas. All metal reinforcement in the structure is tied and also linked to an earthing ring to divert any potential electrical charges away from the property.

ROOFING

The roof is of the low slope walk-on type with thermo-acoustic insulation in extruded polystyrene panels, waterproofing with double bituminous sheets and finished in premium-quality Porcelanosa brand low-slip porcelain stoneware floor tiles. Flat non-walk-on areas on the roof have been planned for installations such as the outdoor aerothermal units, separate from the communal areas, with a thermal insulation layer and finished in gravel.

FAÇADE

The enclosure will have a double brick wall. From the outside inwards, it is comprised of an 11 cm-thick perforated brick wall and intermediate rock wool thermal and sound insulation, and from the inside, a self-supporting wall of two 15 mm-thick laminated plaster fibre boards on galvanised steel profiles.

The outside finish is white cement mortar rendered with paint of the same colour combined with Porcelanosa brand wood effect ceramic cladding and wood effect aluminium exterior latticework. It will also have pergolas with aluminium beams with wood effect finish, creating a modern and Mediterranean feel. Porcelanosa brand.

The terraces are enclosed using glass balustrades and planters, some of which have a programmed automatic drip watering system.

BRICKWORK AND INSULATION

Interior partitions are comprised of self-supporting walls of laminated plasterboard, on 7.5 cm-thick galvanised steel profiles with rock wool soundproofing.

In the basement, separating walls between garages will be made of double perforated brick partition and inner air cavity, painted cement mortar rendering, while the partitions separating the garage from the rest of the basement and property will be made of perforated brick mortar rendering with painted finish. The remaining inner partitions will be made out of laminated plasterboard on galvanised steel profiles, with rock wool soundproofing and painted the same colour as the property or tiled, as per project plans.

Gardens are separated by masonry walls with white mortar rendering with planters with programmed automatic drip watering system.

INTERIOR WALL PAINTWORK

Smooth acrylic paint on interior walls (*choice of colours available). The following interior walls will be covered with Iroko-type wood profiles:

- Double-height side wall in the lounge/dining room.
- Side of the stairwell linking the floors.

Side wall in kitchen with metal latticework with wood effect finish.

Fireplace or television area next to the kitchen, Porcelanosa brand large-format XTONE polished stone cladding.

Suspended ceiling throughout, except for garages, in laminated plasterboard finished in acrylic paint, with inspection panels in the secondary bathrooms for the installation and maintenance of the air-conditioning unit.

The garage roofs will be finished with white cement rendering painted in the same colour.

EXTERIOR FLOOR AND WALL TILING

Stoneware with an anti-slip treatment suitable for outdoor use and in large format will be fitted on the porch, terraces and solarium floors, the same model as inside and at the same level, thus giving continuity from the outside space to the interior. The main access porch to the property will combine grey anti-slip porcelain flooring with a planter area and gravel.

INTERIOR FLOOR AND WALL TILING

Large-format rectified porcelain stoneware floor tiles throughout the property, and a choice of different options. Porcelanosa brand.

Ground and first-floor floors will be impact sound-proofed. On ground floors, the floor in contact with the garage or any other interior non-liveable space will have 4 cm-thick extruded polystyrene thermal isolation.

The garage floor will be finished in trowel-finished concrete painted with epoxy type paint.

The master bathroom will be fully tiled with Porcelanosa brand large-format porcelain stoneware; the rest of the bathrooms will be tiled on all walls with porcelain stoneware.

(*Choice of floor and wall tiles and paint available.)

EXTERIOR CARPENTRY AND GLAZING

Exterior joinery with premium-quality aluminium profiles with sliding and/or fold-out opening with thermal break. The balconies feature double glazing with safety glass with air cavity, providing both safety under impact and thermal and acoustic insulation.

Balcony doors in the lounge will be large format, with double track and lift-up system, which will provide maximum opening resulting in a large open space integrated with the outdoor terrace, gardens and pool. The master bedroom will have a lift-up opening system, which will facilitate the opening of the windows.

The other windows feature double glazing with air cavity, providing thermal and sound insulation.

The windows and balcony doors in the lounge, as well as in the bedrooms will have motorised blackout roller blinds.

The natural lighting on the stairs is achieved through a large glazed side area by the stairs and exterior metal latticework with wood effect finish to control the light and improve interior privacy.

Balustrades on terraces and solarium depending on their location and design can be glass or brick parapet walls with white mortar rendering and painted the same colour.

Planters on the first floor with programmed automatic drip watering system.

INTERIOR FITTINGS AND GLAZING

Security pivot front door to the property, floor-to-ceiling panel, with steel internal structure and sub-frame, blocking mechanism, security lock and electronic peephole and fixed side panel to match the door. Wood effect exterior finish.

The front doors of all the properties will have an electronic lock that can be opened from the outside with a smartphone application or key. A smartphone application, button or key is used to open the lock from the inside.

Lacquer-finish room doors from floor to ceiling, in 40 mm-thick MDF with leaves of 220 cm, concealed hinges, magnetic latch and soft-close mechanism with rubber draught-excluder on frame and top trim up to the ceiling, except in the basement.

(*Choice of lacquer colour available at no extra cost as per the customisation catalogue.)

Fronts of built-in wardrobes from floor to ceiling with lacquered hinged doors in the same colour as the room doors. Fully fitted wardrobe interior, lined with textile-finish melamine and equipped, depending on the room, with dividers, top shelf, hanging rail, shelves and drawer units.

The walk-in wardrobe in the master bedroom, depending on property type, will be a tall wardrobe with lower unit and wooden lattice enclosure in villas 2 and 4 or a tall wardrobe enclosed by a partition in the rest of the properties, with interior ceiling lighting.

Metal firewall protection doors lacquered in the same colour as the rest of the joinery, for garage access areas.

PLUMBING

Indoor plumbing in the property with approved plastic piping.

Bathrooms are equipped with:

Master bathroom

- Matt white lacquered wall-mounted double sink vanity unit, with matt white Solid Surface built in countertop and exposed bottle trap with brushed bronze finish to match the tapware.
- Two Hansgrohe brand wall-recessed single-lever mixer taps with brushed bronze finish.
- Recessed shower fittings, with shower head, thermostat and hand shower, wall-mounted shower head with rain effect and anti-limescale system, with brushed bronze finish.
- Slate finish resin shower tray in white, with linear drains and floor-to-ceiling fitted shower screen with anthracite grey lacquer finish similar to the joinery.
- Includes matt white free-standing bath with stand-alone brushed bronze Hansgrohe brand tapware.
- Villeroy & Boch wall-mounted toilet, with concealed cistern and wall push button. Includes floor-to-ceiling fitted shower screen in black lacquer finish similar to joinery.
- Backlit mirror with demisting glass.
- Douche shower in toilet area.
- Electric towel rail with black finish.
- Fitted with recessed LED ceiling spotlights and LED strips which accentuate the space.

Secondary bathrooms

- Wall-mounted vanity units lacquered in matt white with two drawers, as per design, with push opening systems. Solid Surface countertops with built-in washbasin.
- Hansgrohe brand sink-mounted single-lever mixer taps with brushed bronze finish.
- Recessed shower fittings with shower head, hand shower, and ceiling shower head with natural rain effect with brushed bronze finish. Hansgrohe brand.
- Slate finish resin shower tray in white, with linear drains and fitted shower screen, with black finish and anti-limescale system to the interior.
- Villeroy & Boch wall-mounted toilet, with concealed cistern and wall push button.
- Electric towel rail with black finish.
- Mirror and recessed LED ceiling spotlights.

Basement bathroom

- Wall-mounted vanity unit lacquered in matt white with two drawers, as per design, with push opening systems. Solid

Surface countertops with built-in washbasin.

- Hansgrohe brand sink-mounted single-lever mixer taps with shiny chrome finish.
- Recessed shower fittings with shower head, hand shower, and sidewall sprinkler with natural rain effect, with shiny chrome finish. Hansgrohe brand.
- Slate finish resin shower tray in white, with linear drains and fitted shower screen, with shiny chrome finish and anti-limescale system to the interior.
- Villeroy & Boch wall-mounted toilet, with concealed cistern and wall push button.
- Electric towel rail with shiny chrome finish.
- Mirror and recessed LED ceiling spotlights.

Ground-floor WC

- Wall-mounted matt white lacquered countertop vanity unit with one drawer, as per design, with push opening system, no washbasin and exposed bottle trap in shiny chrome to match the tapware. Matt white countertop washbasin with overflow.
- Hansgrohe brand wall-recessed single-lever mixer taps, with shiny chrome finish.
- Villeroy & Boch wall-mounted toilet, with concealed cistern and wall push button.
- Mirror and recessed LED ceiling spotlights.

Working tap in the solarium and on ground-floor terrace. Furthermore, all properties have a shower in the solarium and swimming pool areas with hot and cold water.

Mechanical ventilation throughout the property, including kitchen and bathrooms, via forced air extraction ducts.

ELECTRICITY

14.49 kW high-level electrical installation. High-quality fittings and USB sockets in the bedrooms.

In addition to the general lighting, there will be indirect LED recessed ceiling lighting in cavities in the ceiling of the lounge and master bedroom with dimmer switch in both rooms.

Home automation control of: air-conditioning system, water (flood detector and shut-off valves as designed), lighting and blackout blinds. KIMBO brand.

Outdoor perimeter lighting on ground floors.

Two TV sockets in the lounge. One in the bedrooms, basement rooms, porch, terrace and solarium. RJ45 data sockets in

the lounge and all bedrooms.

Broadband fibre optic telecommunications service access in the lounge and bedrooms.

Alarm installation in the property, connected to a call centre with assistance provided by specialised staff, subject to a prior agreement by the client and a contract signed with the security company.

Housing for a lift in all properties. Each floor has a storage room designed to house a lift that travels up through the property, from the basement to the solarium floor.

Installation of video intercom in each property.

KITCHEN

Open towards the lounge/dining room, fully fitted with kitchen base and wall units up to the ceiling and large island. Appliances from leading brands are included:

- Built-in fridge and freezer.
- Integrated tall unit for conventional oven and microwave.
- 80 cm induction hob.
- Dishwasher.
- Ceiling extractor hood. Miele brand.

Soft-closing drawers, resin sink built into the worktop and drainer grooves in the worktop.

The kitchens will be fully equipped with storage space:

- Pull-out doors with hidden drawers.
- Modules for vegetables, dustbins, cutlery trays, pot-and-pan drawers and a spice rack.
- LED lighting under the wall unit and under the island worktop.
- Storage cupboard with pull-out shelves.
- All furniture is finished with metallic grey melamine inside.

All kitchens have a centre island with storage space inside it.

Dekton worktop and island area behind the workspace (*choice of colours available for units and worktops).

The kitchens will be equipped with reverse osmosis water purification systems under the sink, Hansgrohe brand osmosis tap and single-lever mixer tap with pull-out hose.

GALLERIES

Interior walls finished in white cement rendering. Exterior joinery, depending on property type, with glazed hinged door or hinged window with lacquered exterior lattice work in the same colour as the exterior joinery. Fitted with a light point.

GARAGE

Communal central passageway in basement finished with epoxy paint, accessed using a ramp located in the western part of the development from Calle Isabel de Valois, with automatic remote-controlled motorised doors. The garage has a pedestrian exit to the development between properties 3 and 4 via a stairway with anti-slip porcelain stoneware tiles.

HEATING AND HOT WATER FROM HEATERS

Aerothermal duct-type pre-installation for air-conditioning (hot/cold) in the lounge, bedrooms and the basement room; with temperature regulation system using valves (Airzone type). The outdoor air-conditioning unit will be located on the roof of each property and the indoor unit is inside the suspended ceiling of the second bathroom, toilet or dressing room. Water underfloor heating in the lounge and bedrooms, with temperature regulation in each room. Electric underfloor heating in bathrooms. Installation of air-conditioning in basement rooms.

Domestic Hot Water (DHW) is produced by the aerothermal heat pump, fed to a hot water storage tank with back-up support from an electric immersion heater.

Villas will have a wall-integrated designer electric fireplace in the lounge.

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.

WIFI

Wi-Fi router installation in the lounge.

PRIVATE GARDENS

All properties have their own private garden. Each garden is landscaped, combining high-density artificial grass with areas of natural vegetation and large trees. The elements in the garden and swimming pool complement each other and include greenery, carefully chosen plants of different sizes and colours, strategically positioned spotlights to provide lighting, the addition of rockeries and an automated watering system to guarantee proper maintenance all year round.

The porch of the lounge next to the garden contains an integrated barbecue and bar, depending on property type, providing continuity with the garden and pool.

Garden enclosures are composed of rendered masonry walls painted white, upon which lacquered laminated steel rail fencing in anthracite grey is mounted and landscaping on both sides, with individual watering for maintenance.

The enclosure around the development has a metal gate, lacquered in the same colour as the rest of the joinery and provides access for servicing and maintenance.

BASEMENT

All properties have a basement with different multi-purpose rooms with air-conditioning in the bedroom and multi-purpose room.

Basements of the properties have a large hallway with natural lighting from the interior landscaped patio, they also have a bathroom, cupboard, storeroom, utilities room and laundry area comprising of a bench with sink, rack for hanging clothes,

and a washing machine and dryer.

Installation of air-conditioning in multi-purpose rooms, with temperature regulation in each room. Electric underfloor heating in bathroom.

PARKING

Each property has a private garage to accommodate three cars, finished with epoxy paint and with remote-controlled motorised doors. In addition, there will be two installation points for charging electric vehicles and a water tap with drain for washing bicycles or vehicles.

SOLARIUM

The solarium of each property is accessed from the inside via stairs that lead to a large chill-out area, partially covered by a pergola containing a bench with a sink and installation space for a small fridge.

The solariums feature:

- Power socket and TV and lighting socket.
- Heated hot tub for five people. With two loungers and three seats, stainless-steel jets, three head rests, two handles and an anti-slip base.
- Hot tub access platform, with LED lighting on the steps.
- Shower with hot and cold water.
- Inset cabinet with doors down to the ground to store household items.
- Water connection and drain.

URBANISATION

The perimeter is fully enclosed by a wall and gates, and also has a perimeter security system using video surveillance cameras installed.

The development will have a pedestrian walkway finished in Portuguese-style paving stones with lighting and also has landscaping and trees. Next to the development access there is a fountain that highlights the entrance to the residence.

POOL

Each property has a swimming pool (10 x 3 m) in the garden. Each pool has a porcelain stoneware finish, underwater lighting, water line with overflow edge, in-pool lounge area and access via masonry stairs. Includes pre-installation for heating.

Next to each pool, there is a poolside area finished in porcelain stoneware. There is a shower in the swimming pool area with hot and cold water.

PROPERTY CUSTOMISATION

* The following finishes can be chosen free of charge according to the Customization Catalogue, within the indicated dates:

Communicating the election before 10/09/2023

- Porcelain housing stoneware.??
- Bathroom and kitchen tiles.?

Communicating the election before 11/01/2023

- Finishing furniture and kitchen countertop.?
- Doors and cabinets.?

?

Communicating the election before 10/10/2023

- Painting.?

The following pre-costed options may be chosen at an extra cost:

- *Heating and pool cover.
- *Full installation of approved individual lift in the property, for two people and speed 0.15m/sec, with basement, ground-floor, first-floor and solarium stops.
- *Expansion of the home automation system.
- Underfloor heating in the basement.
- *Installation of security systems in the property and its grounds comprising CCTV and motion sensors.

**All properties have a 10-year warranty insurance covering damage to basic structures in accordance with [Spanish] Building Regulations Act 38/99 dated 5 November [Ordenación de la Edificación - LOE]. The technical team may replace any of the above-mentioned materials with others of similar or superior quality.

BUILDING SPECIFICATIONS WITH DATE:

24/05/2023

NOTA INFORMATIVA

The translation of this document is a courtesy translation. This version is purely for information purposes without any legal effect and therefore, in the event of any discrepancy or doubt in its interpretation, the version in Spanish shall prevail.

DETALLE

In Annex 1, we detail the measurements of the models of integrable electrical appliances installed in our promotion, which in turn can be consulted in the equipment catalogues and in the quality memory. In addition, we also detail the measurements of the holes provided in the kitchen for the installation of electrical appliances.

Annex 1

Integrable refrigerator

Hollow measures kitchen modules

- Height: 177.2 cm
- Width: 56 cm
- Depth: 55 cm

Integrable Freezer

Hollow measures kitchen modules

- Height: 177.2 cm
- Width: 55.9 cm
- Depth: 54.4 cm

Integrable dishwasher

Hollow measures kitchen modules

- Height: 80.5 cm
- Width: 60 cm
- Depth: 55 cm

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