



**QUALITY
SPECIFICATION**



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ONE

RESIDENCES

1. CONSTRUCTION /

FOUNDATIONS

- Reinforced concrete structural floor according to Spanish CTE construction regulations.
- Foundation specification in accordance with the recommendations of the Geotechnical Study.

STRUCTURE

- Reinforced slabs, walls and pillars formed of reinforced concrete, in accordance with the Spanish CTE construction regulations.

FACADES

- External enclosure with perforated ceramic bricks, thermal insulated air chamber formed of Rockwool and laminated plasterboard with self-support backing. Separation between terraces of apartments with factory perforated brick and a cement mortar.

ROOFS

- Transitable roofs with non-slip stoneware tiling where practical and gravel elsewhere.

WALL CLADDING

- Masked external plastering with cement mortar where appropriate.

PAINTWORK

- White acrylic paint.

WATER DECALCIFICATION SYSTEM

- Removes lime and cleans the water before entering the main pipes of the building. Preserves the life of all water appliances including dishwashers, boilers and laundry equipment.



2. INTERIORS /

PAINTWORK

- Smooth plastic paint on interior walls and ceilings.

PARTITIONS

- Acoustic, high-density partitions formed of brick, according to CTE regulations with an air-chamber and Rockwool insulation and plasterboard between apartments and common areas.
- Plasterboard interior partitions between rooms with Rockwool insulation.

INTERIOR FLOORING

- Large-format 75cm x 75cm porcelain tiles, or similar, with a continuous design throughout the apartments.

EXTERIOR FLOORING

- Non-slip large-format 75cm x 75cm porcelain tiles or similar, with a continuous design for terraces and solariums.

BATHROOM TILING

- Large-format 75cm x 37.5 cm stoneware tiles or similar, floor to ceiling in all wet areas. All other bathroom wall surfaces will be finished with plaster and painted in the same colour as the rest of the apartment.

INTERIOR CARPENTRY

- Armored entrance door with security lock.
- Floor to ceiling effect interior doors with handle and chrome hardware.
- Sliding wardrobe doors to match other carpentry, with lined interiors including drawers and hanging rails.

PLUMBING

- Hot and cold water installations comply with current regulations with shut-off valves in each wet room and at the entrance of the apartment.

ONE

RESIDENCES

CLIMATE CONTROL

- Underfloor heating. Radiant water floor, fed by the Aeroterminia system throughout the apartment.
- Production of air-conditioning by an Aeroterminia heat pump installation for energy savings
- Hot/Cold Air Zone air-conditioning system for living rooms and bedrooms, channelled through ducts by the Aeroterminia units.
- Smart individualized digital thermostat in each room.

EXTERIOR CARPENTRY

- Aluminium carpentry with thermal and acoustic insulation chamber by **Cortizo**.
- Front facades with security double glazing, reduced profiles and embedded in floors.
- Sliding doors to terraces. All other windows fitted with a twist and tilt opening-locking system.

SHUTTERS & BLINDS

- Automatic aluminium security shutters in all rooms at the rear of the apartment.
- Pre-installation of automatic roller blinds in rooms at the front of the apartment.

ELECTRICITY & COMMUNICATIONS

- Installation of colour video-intercom with automatic entry control to pedestrian entrances.
- TV and telecommunications outlets in the living room, all bedrooms, kitchen and terraces.
- Installation of basic Domotic system for lighting, air-conditioning and shutter control (in rear bedrooms.)

LIGHTING

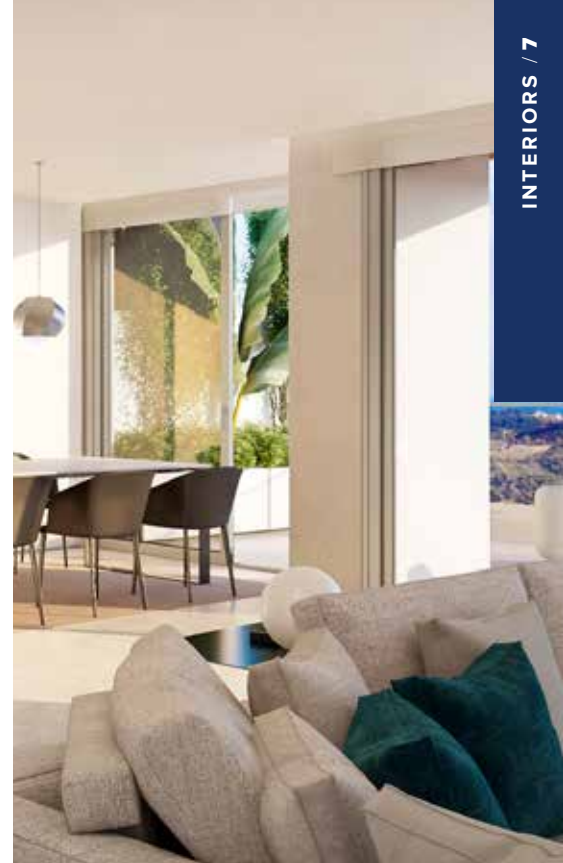
- LED spotlights in hallways, kitchens, master bedroom and bathrooms.
- LED recess lighting in the front of living room.
- LED lighting on terraces.
- Dimmer light switches in all rooms.

SOUND

- Pre-installation of sound.

SECURITY

- Closed security area with video surveillance system at entrances and perimeter.
- Security guard point.
- Water overflow detection system.
- Security glass and shutters.



2. INTERIORS /



BATHROOMS

- Wall hanging toilets with built-in cistern and soft close lid in master bathrooms.
- Anti-slip shower base.
- Double washbasins with matt white lacquered furniture in master bathroom. Single washbasins in secondary bathrooms.
- Thermostatic mixer tap in master bathroom shower.
- Chrome plated, mono-control taps in all other bathrooms.
- Large walk-in ceiling rainwater shower in the master bathroom .
- Wall mounted rain effect shower in master bathroom.
- Floor to ceiling tiles in all wet areas
- Fixed glass screen and / or hinged door (where applicable) in showers.
- Chrome accessories and mirror with LED lighting included.
- Motorised automatic ventilation.

KITCHENS

- High quality, fully furnished kitchen with floor to ceiling cabinets.
- LED lighting under wall cabinets.
- Induction hob integrated into the island where applicable or alternatively into the countertop, according to the kitchen layout.
- Silestone countertops.
- Extraction system flush with ceiling.

APPLIANCES

- **NEFF** appliances including an induction hob, multi- function oven, microwave, integrated fridge freezer and dishwasher.

UTILITY ROOM

- Washing machine and tumble dryer by **Bosch**.

3. TERRACES /

PENTHOUSE TERRACES

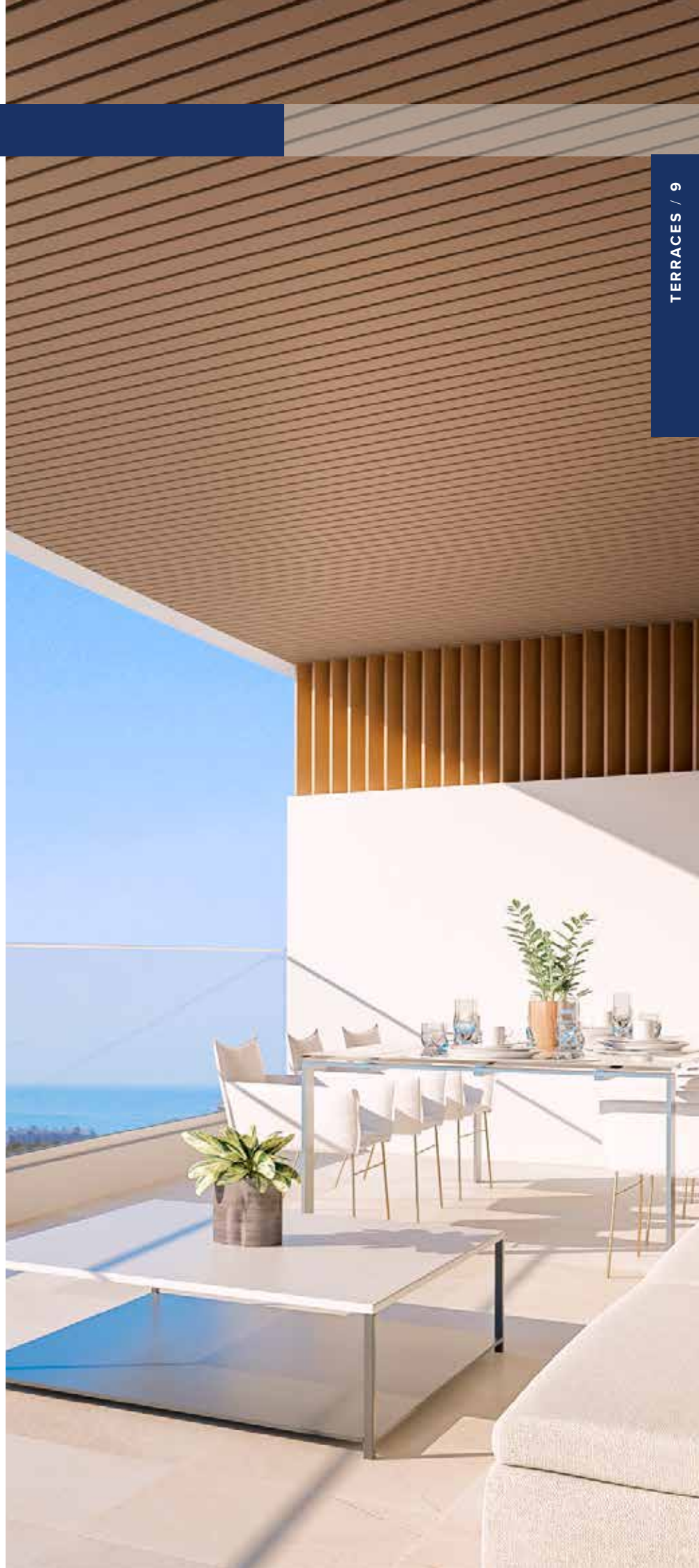
- The apartments 7, 14, 78, 56, 79, 63 and 80 do not have private pool and outdoor shower.
- Shower area, plunge pool, water point, tv connection, masonry and glass railings and pergola.

GROUND FLOOR TERRACES

- Shower area, plunge pool, water point, TV connection and masonry and glass railings.

MIDDLE FLOOR TERRACES

- Water point, TV connection, masonry and glass railings.



4. COMMON AREAS /



ENTRANCES & ELEVATORS

- Security entrance door to blocks.
- Lift access from parking to all apartment levels.
- Penthouses with private direct lift access, except the units 14, 56, 63, 78,79 y 80.

PARKING & STORAGE

- Two parking spaces and one storage room included per apartment.
- Each garage block includes 1 charge point for electric vehicles. The charge point for block number 6 will be on blocks 4 and 5.
- Pre-installation of electric vehicle charging point for one penthouse parking space.
- Remote control access to garage.

WALKWAYS & FENCING

- Pedestrian pavement in light coloured deactivated concrete.
- Complete perimeter enclosure of metal fencing and/or plastered brick.

GARDENS

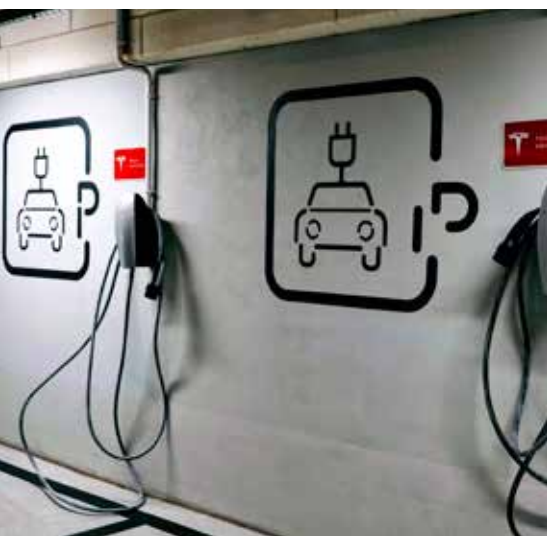
- Modern contemporary gardens, landscaped with trees, flowers and exterior lighting.
- Automatic irrigation system.

SECURITY

- Security point covering pedestrian and vehicle access points.
- One central pedestrian entrance and exit point.
- Complete perimeter fencing and CCTV Cameras.

TILING

- Large format porcelain tiles or similar in portals and common areas.



5. RESORT FEATURES /

POOLS

- Salt chlorination water purification, pool bar, underwater illumination, shallow area suitable for children, changing rooms and bathrooms and a large decked chill-out area with Balinese beds.
- Infinity pool, with panoramic sea, golf and mountain views, underwater illumination, decking and shower area.
- Indoor heated pool forming part of the Spa centre.

SPA CENTER

- Heated pool, underwater illumination, indoor Jacuzzi, Turkish steam bath, sauna, shower area with water jet circuit, relaxation area, male and female changing rooms with showers and bathrooms.

GYMNASIUM

- Fitted gymnasium, with music system and TV.

WINE BODEGA

- Wine bodega, fully fitted, stocked and operated by the Concierge service. Broad wine range for owners selection and purchase.

WI-FI

- WiFi in all communal zones.

CINEMA ROOM

- 15 seat Cinema room with projector, screen and surround sound system for private screenings.

BUSINESS CENTRE

- Fully sound proofed meeting facilities for 6 people with printer, high speed internet, TV and presentation facilities.

GOLF SIMULATOR

- Golf simulator centre.

CHILDREN'S AREA

- Children's games room and party centre. Soft floors, TV, game console, multi age activities and seating area

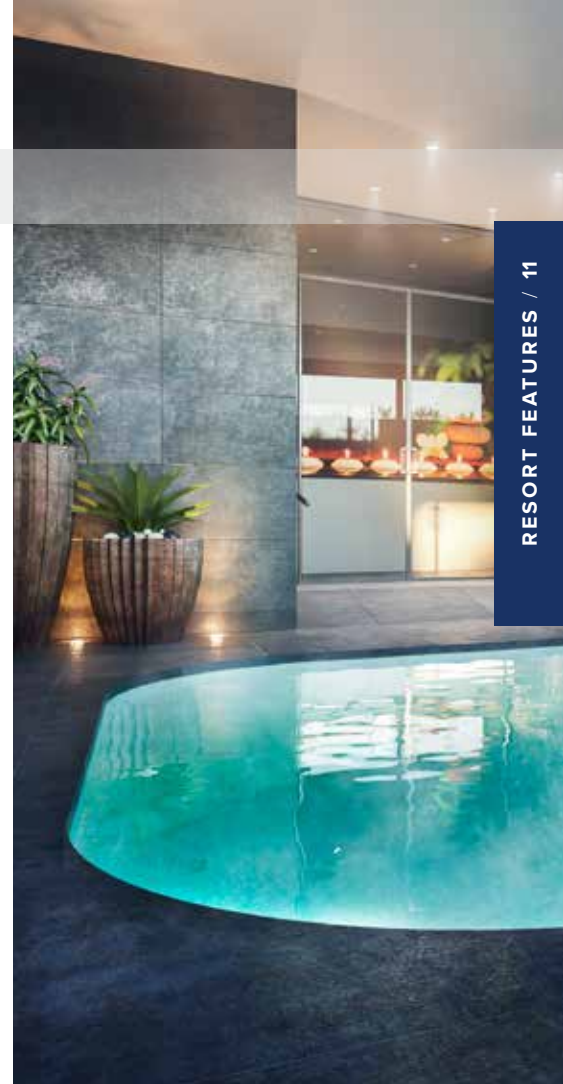
GASTROTECA

- Gastrobar with kitchen facilities, dining area.

CONCIERGE SERVICE

RESORT TRANSPORT

- 9 seats shuttle bus service for residents to and from La Cala de Mijas.





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