

ESSENCE

R E S I D E N C E

QUALITY SPECIFICATIONS



PROJECT DESCRIPTION & TECHNICAL SPECIFICATIONS

THE ESSENCE RESIDENCE

Municipality of Estepona,
Sector SURO-E1 "EL TARAJE". Camino de Brijan s/n

The project is developed on plot P3, with a total area of **12,236.65 m²** and trapezoidal shape. The urbanization is bounded to the north, south and west by internal roads.

VILLARROEL

TIMELESS ARCHITECTURE



EXTERIOR

The outdoor spaces have been designed to guarantee functionality, durability and aesthetics, with high-quality and energy-efficient materials.

- **Landscaped paths:** Built in reinforced decorative concrete or similar.
- **Outdoor lighting:** timed LED for energy optimisation, with low luminaires and waterproof projectors in garden areas.
- **Irrigation:** Automated and intelligent irrigation system for efficient use of water.
- **Garage ramps:** Decorative concrete pavement or similar.
- **Perimeter of the urbanization:** Complete enclosure with access doors for pedestrians and vehicles.
- **Pool flooring:** Large format non-slip ceramic material.
- **Lifts:** THYSSEN or SCHINDLER models, or similar, with capacity for 8 people (630 kg), adapted for people with reduced mobility.
- **Stairs and corridors:** Porcelain or granite flooring.
- **Common areas:** Perimeter enclosure, lighting control and automatic doors for vehicular access.



BASEMENTS

The basement has been designed to maximise functionality, ensuring ease of circulation and manoeuvrability, with wide access roads and spacious garage spaces.

- **Pavement:** Continuous finish.
- **Garages:** Smoke extraction system, CO² detection and fire protection system. Each home has a minimum of one parking space, with the possibility of acquiring more spaces. The dimensions of the spaces vary according to their location within the car park.
- **Storage rooms:** Individual storage spaces, with lighting and power socket.
- **Doors:** Automatic overhead or sectional doors.
- **Lighting:** LED luminaires with motion sensors.



STRUCTURE & INSULATION

The structure of the building has been designed with criteria of resistance and durability, incorporating high-quality materials and advanced thermal and acoustic insulation systems.

- **Foundation:** Continuous footing or reinforced concrete slab.
- **Basement walls:** 30 cm thick reinforced concrete.
- **Covers:**
 - Not passable with a double sheet of asphalt fabric and polyurethane.
 - Walkable with large format tiles and drainage.

ENCLOSURES, PARTITIONS & FINISHES

The building has a system of enclosures and partitions that guarantee thermal and acoustic comfort, along with high-quality finishes.

- **Exterior facade:** Extra-strong water-repellent mortar, insulation with polyurethane foam and rock wool coating.
- **Interior divisions:** Between homes and rooms with high-strength sound-absorbing materials.
- **Paint:** Indoor and outdoor application in three coats for durability and a uniform finish.



EXTERIOR & INTERIOR CARPENTRY

Top quality materials are used in the exterior and interior carpentry, guaranteeing design, efficiency and functionality.

- **Exterior:** Minimalist aluminum profiles with double glazing, argon gas chamber and sun protection.
- **Interior:** Doors in MDF finish, custom built-in wardrobes in melamine with doors in matte MDF.

INTERIOR FLOORING & TERRACES

The interior and exterior pavements have been selected for their resistance and aesthetics, guaranteeing a uniform design throughout the urbanization.

- **Interior:** Large format porcelain tiles.
- **Terraces:** Non-slip ceramic tiles with floating system and water and electricity connection points.



KITCHENS

The kitchens are designed to a high standard of quality, offering state-of-the-art equipment.

- **Kitchens furnished** with contemporary design furniture.
- **Household appliances:** Miele or similar (oven, microwave, induction hob, etc.).
- **Countertops:** Porcelain.
- **Washers and dryers:** Siemens or similar.



ESSENCE RESIDENCE



CEILING & BATHROOMS

The design of the ceilings and bathrooms combines functionality and comfort, with high-quality materials and modern finishes.

- **False ceilings:** Plaster or plasterboard, painted with washable plastic paint.
- **Bathrooms:**
 - Ceramic flooring and large-format wall tiles in showers.
 - Walls with a microcement finish.
 - GEBERIT **toilets** or similar.
 - GESSI **faucet** or similar.
 - Frameless LED mirrors.



AIR CONDITIONING AND HEATING

The air conditioning and heating system guarantees energy efficiency and comfort in each room.

- **Air conditioning:** Aerothermal system or similar, with independent regulation per room.
- **Heating:**
 - Underfloor heating in living areas.
 - Electric heating in bathrooms.
- **Optimized passive ventilation**

PLUMBING

The plumbing system has been designed to ensure efficiency and sustainability in water consumption.

- **System:** Central softening unit and XLPE pipes.
- **Supply:** Hot water network by means of 180-300 litre thermoaccumulators or similar.

ENERGY EFFICIENCY

The building incorporates high-performance energy solutions to reduce consumption and optimise thermal comfort.

- **Insulation:** Double insulation on facades and roofs.
- **Glass:** Sun protection glass with argon gas chamber.
- **Doors and windows:** Aluminium profiles with thermal break.

LIGHTING AND ENERGY SAVING

The lighting has been designed to maximise energy efficiency and safety in all areas of the building.

- **Gardens and corridors:** Energy-efficient LED lighting with motion sensors.
- **Basements and garages:** Low-voltage lighting with motion detection.
- **Homes and terraces:** High energy efficiency LED lighting.