

LOS MIRADORES DEL SOL 1ª FASE

Costa del Sol / Estepona (Málaga)

Delivery: **Turnkey**

BUILDING SPECIFICATIONS

GROUNDING WORKS

Foundations are in reinforced concrete slab pursuant to the specifications and recommendations contained in the geotechnical report duly drawn up previously.

STRUCTURE

The structural system is in reinforced concrete columns, in rectangular sections, on which the reticular slabs and solid floor slabs, or solid concrete slabs, are placed, all compliant with current standards. The building has its corresponding earthing network for each block.

ROOFING

Flat walk-on roofs in solariums, with suitable slopes, waterproofing with asphalt laminate, thermal insulation using extruded polystyrene panels, and finished in outdoor non-slip stoneware ceramics. Other roofs for technician use only with weatherproofing, thermal insulation and gravel finish.

FAÇADE

The building design contrasts different volumes and with large overhung terraces, porches and differing levels in a simple way to give the complex a sober character within a modern, avant-garde architectural character. Surface coverings in the main body of the building are in smooth cement mortar rendering with outdoor plastic paint, combining white and grey areas according to the plan specifications and graphics. In some areas, indicated in the corresponding plans, there are imitation wood pergolas.

Façade walls are double partition walls, with insides in double laminated plasterwork on galvanised steel profiles, inner insulation using rock wool and finished outside with triple hollow ceramic brick partition wall.

BRICKWORK AND INSULATION

Separation walls between homes are in laminated plaster plaques on galvanized steel profiles with soundproofing using rockwool on an intermediate ceramic brick wall 6" thick.

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

Floors between homes have impact soundproofing, and ground floors also have extruded polystyrene thermal insulation.

INTERIOR WALL PAINTWORK

Smooth plastic paint applied on all laminated plasterwork (*choice of various colours). Lowered ceilings throughout the house in laminated plaster finished in plastic paint. In the bathroom intended for air-conditioning units, the lowered ceiling is openable for installation and maintenance.

EXTERIOR FLOOR AND WALL TILING

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

INTERIOR FLOOR AND WALL TILING

Large-format square-edged porcelain stoneware floor tiles throughout the house. Bathrooms have stoneware wall tiles, and kitchens have a combination of painted and tiled walls, giving an integrated and up-to-date look to the walls.

(* Choice of wall and floor tiles.)

EXTERIOR CARPENTRY AND GLAZING

Outdoor joinery with PVC profiles; double glazing with air chamber. Joinery on accesses to terraces on the façade are large-size, maximum-height sliding balcony doors 2.40m high, with Persian blinds with aluminium slats in the same finish as the joinery, with injected polyurethane for improved thermal insulation.

Handrails on block terraces or glass panels and block walls on solariums, with a safety height of 1.10m pursuant to current standards.

INTERIOR FITTINGS AND GLAZING

Armoured security front door, outer leaf in hydrolacquered finish and inner leaf in same finish as room doors, with structure and frame in steel, blocking mechanism, double security lock and anti-crowbar hinges.

Indoor doors and wardrobe fronts in lacquered finish. (* Choice of various colours.)

Wardrobes are built-in, with sliding and/or fold-out doors fully fitted inside, with drawer unit, upper space and hanging rod. Shoe unit in hall depending on home type.

PLUMBING

Indoor plastic-pipe plumbing with approved tubing material.

Bathrooms with:

- Resin shower tray in slate finish with integral shower enclosure.
- Recessed shower fittings.
- Main bathroom with ceiling shower for natural rain effect, sized 30x30cm.
- Recessed cisterns in both bathrooms.
- Premium quality sanitaryware and fittings.
- Vanity unit with mirror and LED lighting in both bathrooms.

VENTILATION

Ventilation throughout the house, including kitchen and bathrooms, via forced extraction ducts.

ELECTRICITY

The house is equipped with a high-rated electrical system to 9.2kW (contracted power supply will be 6.9kW, with clients being able to increase this on request).

Premium brand indoor electrical devices with light regulator in living/dining room. Outdoor perimeter lighting around the ground floor for corner home units.

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

Home access to broadband fibre optic telecommunications services pursuant to current standards.

IRONWORKS

On elements in the complex where required, such as perimeter walls, access gates to private gardens and homes, and accesses to the swimming pool surround.

KITCHEN

Totally fitted with upper and lower furniture units, depending on home type, with pull-out extractor hood and self-closing drawers. Countertops and peninsula in quartz (brands: Silestone, Compac or similar) with recessed sink and draining area on countertop. (* Colour choices available for furniture and countertop.)

Integrated space for dishwasher and fridge, and integrated column for conventional oven and microwave, depending on home type (appliances optional).

Built-in plate-service bar on aluminium support, finished in quartz (Silestone, Compac or similar brand) (* choice of various colours) with LED lighting.

GALLERIES

With light point, interaccumulator for sanitary hot water and installation for washing machine and dryer. Closed with slats and inner walls finished in white cement mortar.

AIR CONDITIONING SYSTEM

Preinstalled air-conditioning (hot/cold), duct type. The outdoor air-conditioning unit or aerothermal heat pump is located on the roof, and the indoor unit is inside the lowered second bathroom ceiling. The control thermostat is in the living/dining room.

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

Radiant underfloor heating in entire home, operating from the aerothermal heat pump.

TELECOMMUNICATIONS

Installation of TV signal receiving devices for free viewing in languages: Spanish, Russian, French, English and German, with an HD digital satellite receiver in each home. Belgian channels can also be seen (in Flemish) with a home decoder.

The installation offers the option of receiving TV channels in Scandinavian languages and English upon request and contracting.

Installation of WiFi router.

Communal WiFi network service with Internet access in communal areas of the estate.

PRIVATE GARDENS

There are various wall types for gardens:

- Home gardens with artificial lawns. These gardens are enclosed by block walls with stainless steel security elements on top, with lockable access gates. Garden separation using cypress hedges planted on both sides, in ready-built jardinières with topsoil. These have automatic programmable drip irrigation. FAC-type gate locks.

PARKING

All homes have a parking space and a storeroom located in the basement parking area. There are vehicle access ramps with an automatic garage opening system using a remote control device, in addition to a convenient pedestrian access via staircase and

lift from the floors of the complex.

There is also a space for bicycle parking.

In the basement, garage walls are in breeze block and reinforced concrete, with painted signage, weatherproofing and smooth concrete floors.

All firefighting equipment installed pursuant to current standards.

PRIVATE SOLARIUM

Depending on home type, the solarium has a direct access from the home via a private staircase.

Solariums contain:

- Barbecue unit including shelves, sink, tap and installation for small fridge.
- Shower with hot and cold water.
- Electrical socket, TV socket and lighting.
- Pre-installation for whirlpool.

URBANISATION

Fully enclosed around its perimeter with walls and gates, with pre-installed perimeter security system and CCTV cameras.

Pedestrian accesses to the estate from various streets via video-entry systems; one for Blocks 1 and 2 and another for Blocks 3 and 4.

The estate is built on different levels of terrain, providing sea views from various levels, and there is a swimming pool on the lower level, creating an ambiance for maximum enjoyment of the complex.

All these areas are surrounded by a variety of trees and shrubs with their own irrigation systems. The estate also has its own lighting, urban furniture and convenient footpaths with ramps and no architectural barriers for the disabled.

There is a children's playground area.

COMMUNAL AREAS

The complex has its own access from the surrounding road network to each of the blocks. These blocks are connected by corridors or internal estate roads that make access easy and link to all homes in the various areas.

Communal stairways are finished in granite and the footpaths connecting the various blocks in the estate are finished in printed concrete.

Indoor wall coverings in communal areas are in cement mortar rendering painted white or in the colour indicated in the plan specifications and graphics.

POOL

Pool area: Located in the central part of the estate, with:

- Adult swimming pool with a water surface area of about 100 m², finished in Gresite and with internal lighting incorporating colour changes, and ladders adapted for persons with reduced mobility, pursuant to current standards.
- 2 heated whirlpools with internal lighting and a capacity for 5/6 persons each, made in thermoformed acrylic material in one single piece, with stainless steel grips, ergonomic seats and air and water jets, creating pressurised water and/or air flows to provide bathers with a sensation of relaxation, offering a quality massage with therapeutic functions.
- Children's swimming pool with a water surface area of about 20 m², finished in Gresite.
- Showers, deckchairs and parasols.
- Toilets.

PROPERTY CUSTOMISATION

* The following materials may be chosen at no extra cost based on the Personalisation Catalogue, within the dates given:

- Notifying your choice before 15 october 2017
 - Porcelain stoneware throughout the home.
 - Kitchen and bathroom tiling.
- Notifying your choice before 15 december 2017
 - Kitchen furniture and worktop finishes
 - Indoor doors and wardrobes.
 - Paintwork.

* The following materials may be chosen at an additional cost based on the Personalisation Catalogue, within the dates given:

- Notifying your choice before 15 march 2018
 - For private gardens:
 - o Wardrobes integrated in porches.
 - For private solariums:
 - o Tensile marquees.
 - o Sliding marquees (only under existing concrete pergolas).
 - o Integrated wardrobes.
- Notifying your choice before 15 december 2017
 - For private gardens:
 - o Placement of artificial wood on floor with recessed uplighters.
 - o Prefabricated whirlpool set in ground with ball perimeter.
 - For private solariums:
 - o Shower with non-slip marble tray and tiled walls.
 - o Whirlpool-type hydromassage tub with pressurised air and/or water jets for relaxing sensation, massage quality and therapeutic options.
 - o Extended barbecue.

(*)

* All homes have a 10-Year Warranty Insurance policy covering damages in basic structures in accordance with [Spanish] Act 38/99 of 5 November on Construction Planning [Ordenación de la Edificación - LOE]. At the criteria of the technical team, 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.

(***)

Integrated dishwashers and refrigerators are smaller in size than standard appliances found on the market, so herewith are the measurements of the appliance models and spaces required for installation.

Integrated dishwasher

Brand: BOSCH
Model: SMV41D10EU
Number of plates: 12

Brand: SIEMENS
Model: SN65E010EU
Number of plates: 12

Appliance sizes

Height: 81.5 cm
Width: 60.0 cm
Depth: 55.5 cm

Kitchen module space sizes:

Height: 82 cm
Width: 60 cm
Depth: 57 cm

"Cambi Integrable" refrigerator

Brand: BOSCH
Model: KIN86AF30F
Capacity: 192 L.

Brand: SIEMENS
Model: KI86NAF30
Capacity: 192 L.

Appliance sizes

Height: 177.2 cm
Width: 55.8 cm
Depth: 54.5 cm

Kitchen module space sizes:

Height: 178 cm
Width: 56 cm
Depth: 55 cm



Solicita información en la oficina de venta TM más cercana a tu domicilio o ponte en contacto con nosotros en el teléfono **902 15 15 12** o en la dirección de email **comercial@tmgrupoinmobiliario.com**

TM GRUPO INMOBILIARIO

Avda. Libertad, 1 - 03181 - Torreveja (Alicante)

Tel 965 71 20 11 - **Fax** 965 71 53 02