# Quality specifications

riva RESIDENCES cabopino golf marbella

by metrovacesa

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## Foundations and Structure

Both the foundations and the structure shall be carried out in reinforced concrete.

## Enclosures and Façades

The **exterior enclosures** of the property shall be carried out with half-brick wall and continued mortar covering. Cavity insulation with projected polyurethane and plasterboard on the inside with insulated dry partition walls. The **interior distribution** of the dwellings shall be executed with insulated dry partition walls.

The **dividing walls** between the different dwellings and between dwellings and common areas shall be executed with sound-absorbent brick walls covered with plasterboard on both sides, with insulated dry partition walls.

## Roofs

The **technical roof terraces,** which house the exterior equipment units, are finished off as flat non-passable rooftops with thermal insulation and protected with gravel. They are separated conveniently from the private solariums.

The **private solariums and terraces** shall be tiled with exterior-use gres tiles made by PORCELANOSA.

# Interior Covering

For the tiling of the **main areas of the dwelling and kitchens**, we shall use porcelain gres tiles with a marble finish made by PORCELANOSA with a skirting board of the same material on the Ground Floor and wooden flooring on the First Floor. The **bathrooms** shall be tiled with porcelain gres tiles by PORCELANOSA.

The walls in the bathroom and guest toilets shall be tiled with porcelain gres tiles by PORCELANOSA in their entire surface.

**Glass screens** in the bath and shower area and a mirror over the washbasin.

Plasterboard suspended ceilings throughout the dwelling with inspection holes towards in areas reserved for interior air conditioning machines. Smooth plastic paint on non-tiled walls and ceilings.

## Exterior Carpentry

The exterior windows and doors throughout the dwelling (sliding or tilting, as the case may be) shall be with aluminium profiles with breakage of thermal bridge and anodised or lacquered finished in grey with double glazing and thermo-acoustic, aluminium blinds with thermal insulation inside and insulated blind boxes (except in kitchens with window and living areas).

## Interior Carpentry

Access to the dwelling through an **armoured door** with a safety lock finished with a lacquered panelling matching the interior carpentry.

Smooth, lacquered **interior doors** and locks on the bathroom and master bedroom doors.

**Modular wardrobes with folding doors**, lacquered to match the rest of the carpentry, including a suitcase holder and hanging rail, except in the master bedroom.

## Plumbing and sanitary fittings

**Interior water distribution network** with reticulated polyethylene pipes. In bathrooms, **Vitrified Porcelain sanitary fittings** made by ROCA, except baths and shower trays, which shall be acrylic. Thermostatic taps in baths and showers. Mixer taps in the rest of the sanitary fittings. Taps and sanitary fittings with water saving systems.

## Electricity

Electric installation carried out in accordance with the Low Tension Electro-Technical Regulation with a high degree of electrification. Illumination with **Dichroic LEDs** in bathrooms and hallways. Television, Telephone and Telecommunication outlets in living area and bedrooms and television on terraces. **Presence detectors** in common area. **Niessen** or similar electric house mechanisms. Indirect lights in the suspended ceilings of the living rooms. The use of lights with LED technology in common areas and urbanisation.

# Other installations

Aerothermal installation to provide Domestic Hot Water, Air Conditioning and Underfloor Heating throughout the dwelling except for the basement and rooftop terrace. Interior unit placed in the basement and exterior one placed on the roof.

**Fully Fitted Air Conditioning** with a low-profile heating system with a heat pump (cooling and heating) and fibreglass ducts. Interior unit on suspended ceiling in bathrooms.

Installation of an **electric water heater** as a contribution to the domestic hot water.

**Intercom** with a receiver and colour image.

Lifts with automatic doors and capacity for 4 persons with 4 stops, per property.

Installation of an air renewal system inside the dwellings with extraction inlets in bathrooms and kitchens.

## Interior
## Common Areas

The **common areas** shall be tiled with porcelain gres tiles by PORCELANOSA. Smooth plastic paint on walls and ceilings.

## Garage

Automated vehicle access doors
Mechanically smoothed concrete floor.
Interior areas finished with plastic paint and gres flooring.
Concrete walls in the parking area. Water points for cleaning purposes.

## Urbanisation

Common pools with saline chlorination
Extensive garden areas

# Sustainability and Energy Savings

The entry into force of the Technical Building Code and other regulations meant a drastic change regarding the requirements of insulation and sustainability of buildings. Metrovacesa Suelo y Promoción, in our commitment to sustainability, would like to take one step further, providing our developments with elements that further better the strict requirements that the regulations already mark.

Our commitment has been transferred to this development since its very conception, by establishing the measures to reduce the energy consumption and the emission of greenhouse gases below the levels of strict regulations.

In application of the above, we have carefully studied the design both of the outer part of the building and of the installations inside it, adopting a series of measures and systems, among which we can highlight the following:

- The orientation of the dwellings permits thermal gains inside the dwellings by seeking the sun in winter, thereby reducing the consumption of heating, and we brought back the most exposed façades to protect the property from overheating due to the summer sun.
- The composition of the façades, with the inclusion of a double insulation, permits obtaining a double thermal insulation -65% higher than the requirements of the regulations-, as well as the insulation of the roofs and floors of the lower floor, which minimise the energy losses from the dwelling, and consequently the energy consumption both for the heating and cooling.
- Including the breakage of the thermal bridge in the exterior carpentry, combined with the double-glazing, air chamber and the thermally insulated aluminium blinds, provides a high degree of insulation, both thermal and acoustic.
- We have designed the dwellings with natural crossed ventilation and a mechanical system, which permits ensuring the appropriate conditions of thermal and sanitary conditions inside it with low energy consumption.
- The dimensioning of the door and window openings ensures a correct natural light during most of the day without having to resort to artificial light sources, as well as a correct ventilation of the dwelling.
- Heating through Aerothermal heat pumps (high energy efficiency) and A+ classification with a low noise level.

# Thank You.

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