



BUILDING SPECIFICATIONS
"Lomas del Marbella Club 59-6"

1. Foundations and Structure

- Pile foundation and retaining walls according to the geotechnical study.
- Reinforced concrete waffle slab structure with reinforced concrete pillars.

2. Facades and perimeters

- Facade is composed of hollow bricks of 11 cm thickness, rendered on the inside and with a covering of single layer mortar on the outside. Chamber filled with thermal insulation and inside layer made with hollow brick of 7 cm thickness.
- Terraces with metal handrails and with safety glass, to allow maximum visibility.

3. Roofing

- Inverted flat roof with porcelain stoneware non-slip tiles, green pitched roof and green flat roof system.

4. Partition Walls

- Partition walls will be made of hollow brick 7 cms thickness.
- Plastic or silicate paint with smooth finish.

5. Flooring

- Inside floor: Porcelain stoneware floor tiles in light colours and similar non-slip tiles on terraces.
- Outside floor: Porcelain stoneware non-slip tiles tiles.

6. Ceilings

- Non-demountable suspended ceiling system in all areas, ducted air conditioning system integrated in dropped ceiling.

7. Tiling

- Porcelain stoneware wall tiles in bathrooms.

8. Carpentry

- Security entry pivot door with three-barred lock.
- Folding and sliding aluminium joinery with thermal break.
- Double-glazing, 4/12/6 low emissivity and security glass in windows and french doors.
- Interior doors in MDF or wood.
- Built-in closet with the same qualities as the interior doors with shelf and rail.
- All hanging fittings will be of aluminium or stainless steel.

9. Electrical Installation

- In accordance with current legislation, low voltage regulations and supply company guidelines.
- Minimalist mechanisms in white.
- Indoor light fittings: recessed lighting in suspended ceilings.
- Outdoor wall lighting in terraces.

10. Telephone and TV installation

- Installation in accordance with Telecommunication legislation.
- TV-TDT sockets in living room and bedrooms.
- Satellite TV socket in living room.
- ADSL/optical fiber kit.

11. Plumbing and air conditioning

- Hot and cold water installation with multilayer pipes and PVC drainage pipes.
- Integrated air conditioning, underfloor heating and domestic hot water air to water system, combining solar thermal heating (heat pump, hydro kit, solar kit, hot water tank).
- Full bathroom with its elements in white porcelain.

12. Others

- Infinity swimming pool with porcelain stoneware tiles, illumination and shower.