

IKKIL BAY

- ESTEPONA -

STRUCTURE AND FOUNDATION:

The foundation will be a reinforced concrete slab complying with the regulations established by the CTE and according to the indications of the Geotechnical study. The horizontal elements of the structure will be made by means of waffle slabs. The vertical elements will be screens and pillars of reinforced concrete and metallic pillars.

SANITATION:

All sanitation pipes will be made of PVC with a high level of soundproofing, in addition to the highest fire classification in plastic materials. The manufacturer will be FERROPLAST model MUTE or similar. It will also have an improvement on the acoustic insulation of the pipe, an acoustic insulation lining of the brand BTI model ISOVLIES PLUS of 6 mm thick, throughout the route of the sanitation pipes. The buried pipes will be of PVC series B smooth color tile SN-4, of great resistance. The perimeter of the building will have a drainage pipe 160 mm in diameter, which will be responsible for collecting any water that might leak at this level, preventing its entry into the interior of the building. It will be made of circular corrugated PE-AD from the manufacturer ECODREN or similar with drainage holes all around the perimeter of the pipe.

EXTERIORS:

The exteriors will be flat, inverted system and walk-in, with floating marble flooring and deck type flooring. The slopes will be executed under the flooring with their corresponding drains. The private exteriors will have a mini-pool, lounge, gas fireplace and lakes according to design.

EXTERIOR AND INTERIOR WALLS:

Exterior walls consist of capuchina with ½ factory perforated brickwork, air chamber with thermal insulation based on polyurethane foam and internal partition. Separation between apartments by means of ½ soundproof perforated brickwork. Partition walls made of hollow brick. Terrace dividers, as appropriate, by means of a perforated brick factory or a glass railing embedded in the floor, according to design. Separation between private terraces, as appropriate, by perforated brick or matt laminated glass factory, depending on design. Railings, as appropriate, by means of perforated brick factory or glass railing embedded in the floor, according to design.

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**EXTERIOR AND INTERIOR COATINGS**

Facades: plastered with cement mortar, water-repellent. Interiors: garnished and plastered with projected perlite on walls and ceilings. False ceilings: plaster or plasterboard panels in homes and common areas.

PAINTING

FExterior façade with water-repellent painting depending of the design. Interior with plain plastic paint on the walls.

EXTERIOR CARPENTRY

Minimalist profile aluminium carpentry, built-in frame, integrated floor, with heat bridge break, OTTIMA brand or similar, double glazing and solar control.

INTERIOR CARPENTRY

Entrance door with armored door leaf, made of wood, according to design. Passing doors in oak or lacquered, according to design, with chrome fittings and magnetic locker. Wardrobe front doors in the same quality as the passage doors, with interior lining, including drawers, shelves, shoe rack and hanging bars, according to design.

FLOORING AND WALL TILING:

Interior flooring of large-format marble. Hardwood flooring in bedrooms. Private terrace flooring with large, non-slip marble format. Wall coating in bathrooms with large-format marble, according to design and decorated and plastered with projected perlite on the rest of the walls, including anti-humidity paint..

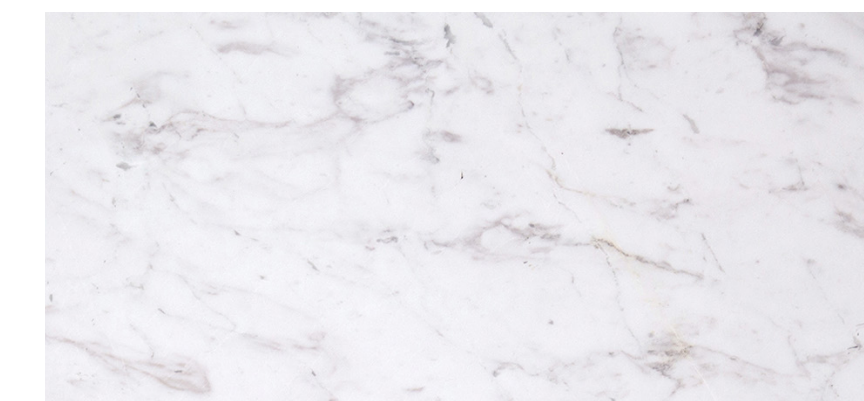
MEMORIA DE CALIDADES



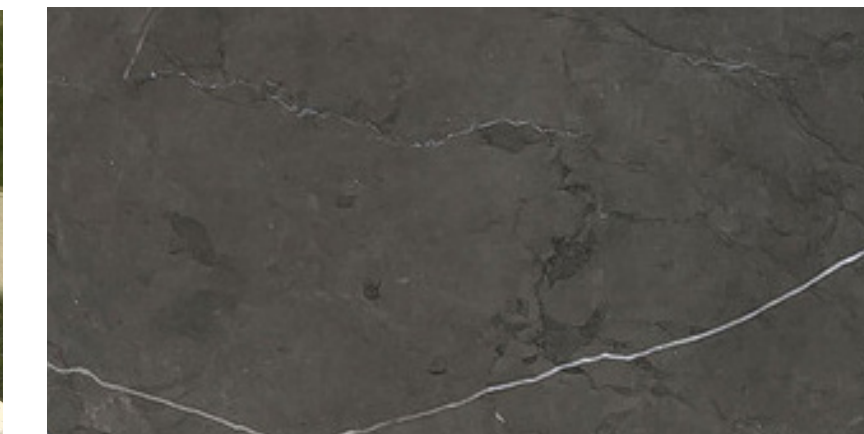
Marble and white travertine



Wooden platform



OPTION A - White marble



OPTION B - Grey marble

AIR-CONDITIONING, HEATING AND HOT WATER PRODUCTION:

Installation of air conditioning by means of VRV SYSTEM with Heat Recovery of the brand DAIKIN or similar. Highly efficient three-pipe system. With this system, the air will be air-conditioned through indoor air-conditioning units, it will be heated by means of underfloor heating with water and throughout the year the hot water for consumption will be produced. This system allows that with the same machine it can have a room in cold and another in heat simultaneously at the request of the user. This system is so efficient, not only because of the technology of the equipment, but every time we have a room in cold mode, we recover the heat we extract from the room and it will be taken through refrigerated pipes to an indoor unit (high temperature hydrobox) that reaches up to 80 ° C to heat sanitary hot water for free.

Each room will have an indoor air conditioning unit, which will be very quiet, having a very high level of comfort. From each indoor unit will start a network of CLIMAVER NET or similar ducts type black fabric inside and high noise attenuation capacity, which will lead to linear grilles of low height or linear ceiling diffusers, for air impulsion.

The return air to the indoor units will be conducted through ducts and grilles or diffusers. Installation of underfloor heating by water will be through pipes and collectors of the brand UPONOR or similar. It is an inertia system that uses the heat released by the hot water that circulates through the pipes that run through the floor to heat the different rooms.

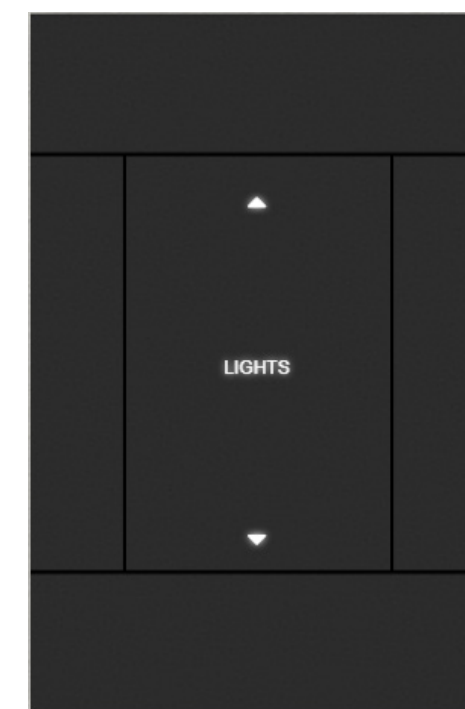
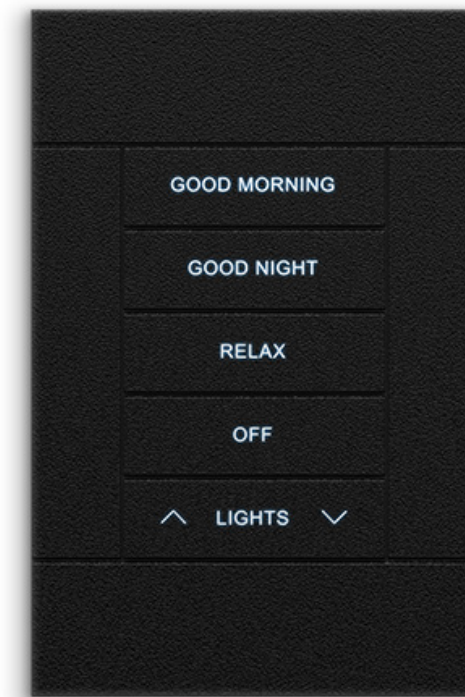
DUCASA or similar model of electric underfloor heating will be installed in the bathrooms. This system makes it possible to heat the floor more quickly. Each room will have its own thermostat for individual control.

The control of the air conditioning will be carried out by means of an independent thermostat in each room that will control both the interior units of air conditioning, as well as the radiant floor heating by water. They will be JUNG model F50 or similar in black.

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VENTILATION:

For the ventilation is used ventilation box with heat recovery of SIBER or similar that works renewing the interior air and filtering the new air from the outside. Inside this box, heat is recovered between the air taken from the outside and the air extracted from the rooms, contributing to the maintenance of a warm ambient temperature and, therefore, to optimum thermal comfort. This integral system of ventilation of the house can be started periodically to ventilate the house when it is not occupied, and thus avoid the typical smell of closed. The air is distributed to the different rooms through flat PVC ducts to linear ceiling diffusers.

**ELECTRICITY AND TELECOMMUNICATIONS:**

The houses will have Domotic installation with CRESTRON system or similar having different gateways (DALI - KNX) for the control of different devices. With this installation you will be able to control the following:

- The control of all the lighting of the house through Domotic keyboards or conventional pushbuttons connected to the Domotic system, being able to program scenes at the request of the property and modifiable at any time by the client. Motion and/or presence detection will also be available for the activation of lighting in corridors and bathrooms (courtesy lights).

- Drive of the shutter motors by means of keyboards and push-buttons located in the different rooms.

- Drive of the shutter motors in a centralized way throughout the home.

- Unification of the functions of the air-conditioning and heating thermostat into one, with the same aesthetics and finish as the rest of the series of electrical mechanisms in home (the electric radiant floor in bathrooms will have its thermostat with the same aesthetics as the rest of the Domotic mechanisms).

- General switching on and off of the air-conditioning system.

- Technical alarm control in case of water leakage, cutting off the water supply to the house.

- Control of the audio system of the whole apartment.

- CRESTRON or similar visualization system to control the entire installation through touch screens and Apple and Android mobile devices, such as iPad or Android tablets. You can also control the entire installation remotely from anywhere in the world.

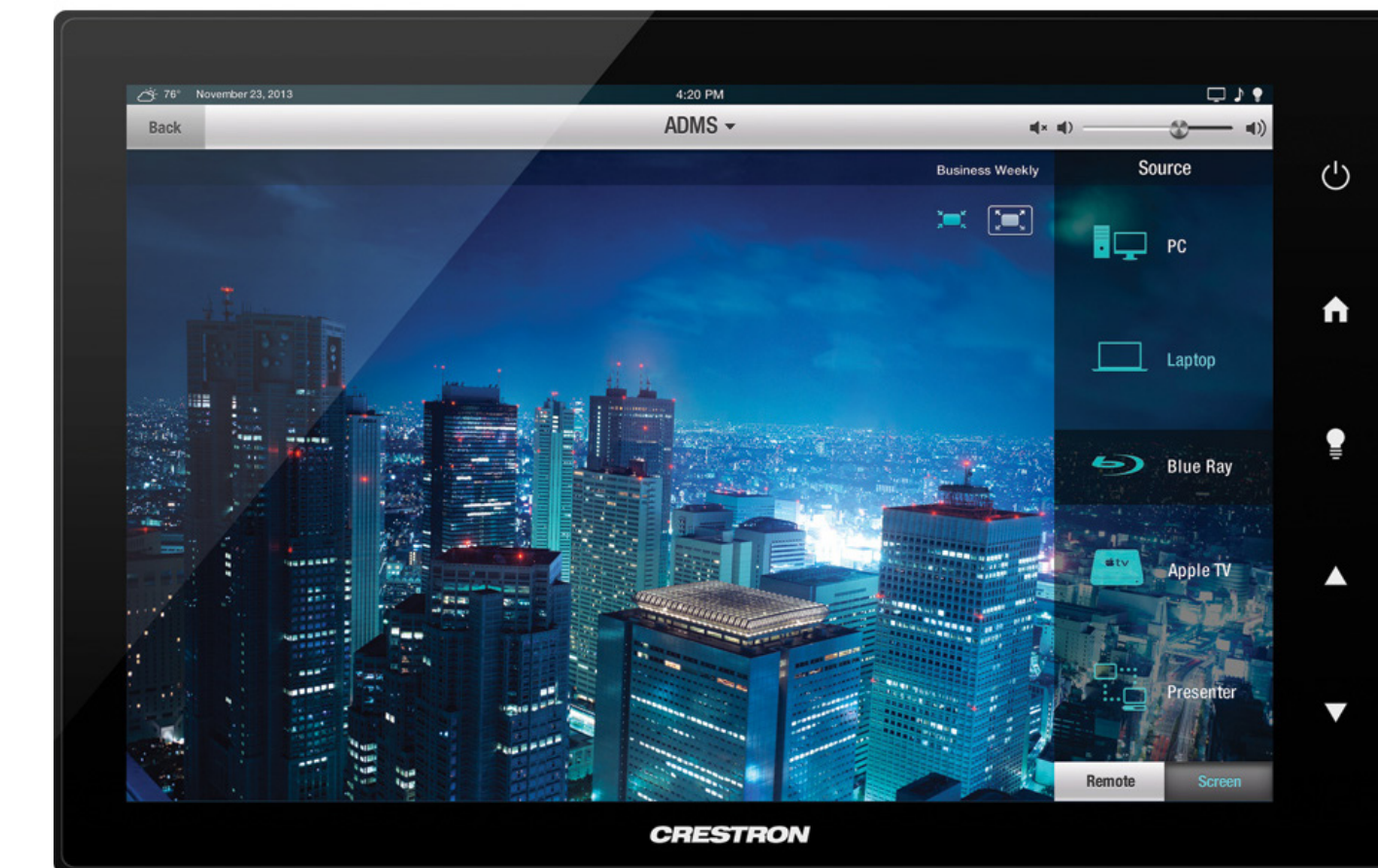
- WIFI amplifiers will be available throughout the interior of the home and terraces.

- For the audio system we will have speakers in ceiling SONANCE VP62R or similar in the bedrooms and kitchen. For the terraces we will have watertight speakers in wall/ceiling SONANCE MARINER54 or similar.

- For the lounges, we will have 5.1 Sound with a Surround System with ONKYO TX-RZ740-S-B AV receiver and speakers + TRUAUDIO REV Series subwoofer or similar.

For the keyboards we will use Crestron's

MEMORIA DE CALIDADES



ELECTRICITY:

-Electric vehicle recharging points for each apartment.

-Anti-fog mirrors in wet rooms.

-TV points in all bedrooms and living room, with data connection to Internet distribution switch.

Data sockets in living room and bedrooms. Installation of a video door entry system with a screen in each home.

-The lighting has been designed taking into account the architecture of the building and illuminating unique points of the building. All the lighting will be low-energy LEDs with a high chromatic index. The luminaires will be LED strips with diffusers, recessed spotlights and wall and floor lights.

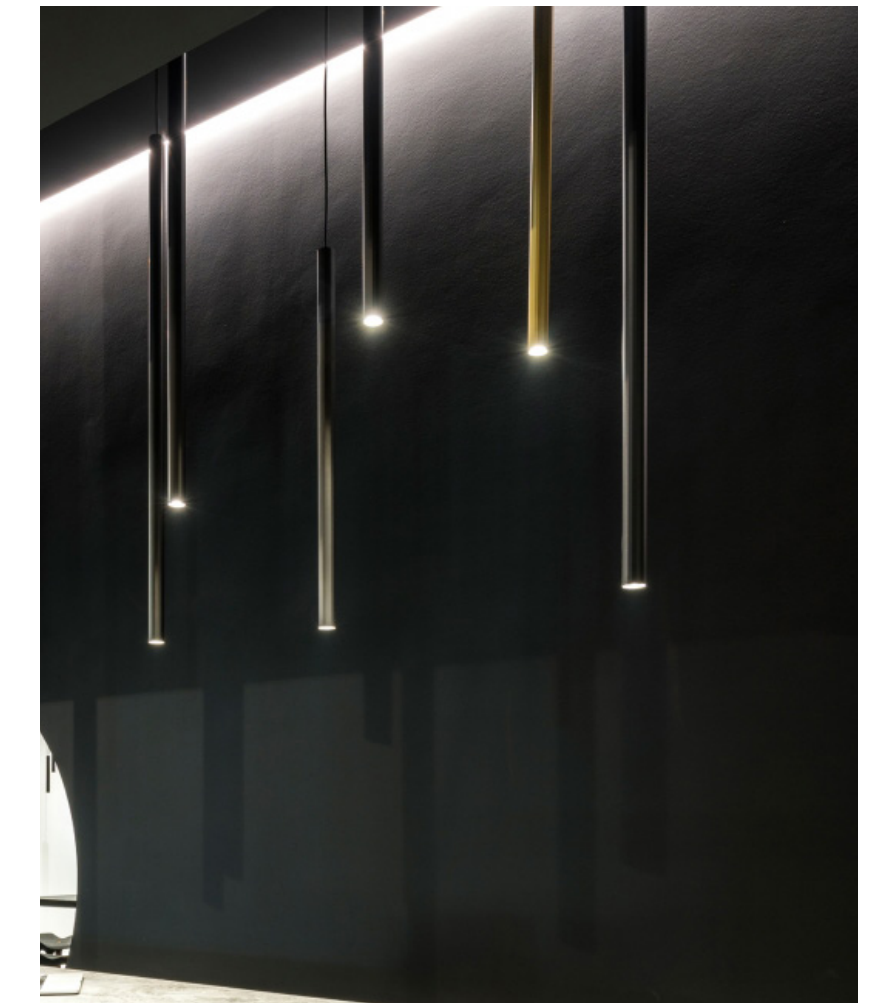
-There will also be a Wi-Fi network and Domotic control of the lighting of communal areas and gardens, as well as audio (spa, gym, distributors, swimming pools and outdoors).

The access control both of the block and of each dwelling will be carried out with an EKEY or similar fingerprint reader.

**LIGHTING:**

- The lighting has been designed taking into consideration the architectural design of the building and incorporating light in strategic points. All the lighting will be low consuming LED with a high color index. Luminaires will be led strips with diffusers, built-in spotlights and fixtures on the wall and floor.

- It will also count with domotic control of the lighting in common areas and gardens, as well as the sound (spa, gym, distributors, swimming pools and exteriors)



PLAMMING:

From the point of connection in the street with the potable water network the corresponding connection will be made, the consumption coming from the interior of each one of the properties, layers of water, common areas and irrigation of landscaped surfaces will be counted. The domestic drinking water, as well as spa-gym water, will be pumped through a pressure group formed by three pumps with frequency variations. In this way the plumbing installation will have a flow and pressure without fluctuations. This pumping equipment will suck the drinking water from a water storage that will be treated, recirculated and disinfected in the same cistern by means of automatic equipment for the treatment of drinkable water, thus avoiding the proliferation of any bacteria. In each storage room of the apartment there will be the general cut-off key of each one of the apartments which, in the event of flooding in the apartment, will automatically cut off the water supply to the interior. This general shut-off valve will be controlled by the home Domotic system. Each and every property will have a self-cleaning filter and a CILLIT or similar decalcifier. This way we will be able to control the hardness of the water keeping it around the 10° F, this results in an improvement in the quality of the water as for care of the skin and hair, cleaning of clothes and disappearance of calcium in taps and shower enclosures. From each storeroom, cold, hot and return water pipes made of multilayer Pex plastic with aluminium core and lagging with ARMAFLEX or similar type insulating shells and thicknesses according to the regulations will leave towards the interior of each



MASTER BATHROOM:

The toilets are suspended from Villeroy@Boch, model Subway or similar, with a cushioned seat and a 12-cm base and cistern, model Geberit Duofix Frontal or similar, and the push button is made from TECE, model Square black chrome brushed or similar. The washbasin fittings will be fitted with a single-lever mixer with ceramic valve, fixed spout, with a flow limiter, model Meta Dark, brand Dornbracht or similar, in platinum matt color. The shower faucet is composed of a single-lever mixer with inverter and ceramic valve by Dornbracht or a similar brand in dark platinum matt.



Tecsquare control



Suspended WC SUBWAY 2.0.



Hygienic shower



2 way thermostat



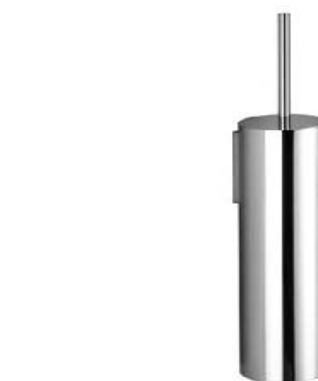
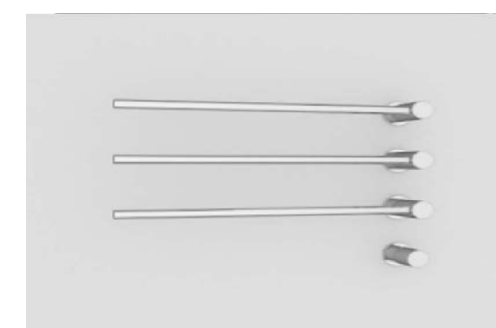
Handshower



Wall sprinkler



Towel hanger with thermostat and 3



WC cleaning



Paper roll



Towel hanger ring



WC 24 cm towel

MASTER BATHROOM:

The washes in the master bedroom will be on a custom-made piece of furniture, of the IBANI brand, the Prime model or similar, 45 cm in diameter.
 The tap single lever will be of the brand Dornbracht model Meta in dark platinum matt or similar
 Free-standing bath from IBANI model Vesta or similar with floor grid with self-supporting mixer from Dornbracht , dark platinum matt or similar.



Built-in tap META



Sink on surface



50 x 110 backlighted mirror



Standing tap



VESTA 160 x 80 cm bath



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SECONDARY BATHROOMS:

The toilets are suspended from Villeroy@ Boch, model Subway or similar, with a cushioned seat and a 12-cm base and cistern, model Geberit Duofix Frontal or similar, and the push button is made from TECE, model Square black chrome brushed or similar.
 The washbasin fittings will be fitted with a single-lever mixer with ceramic valve, fixed spout, with a flow limiter, model Meta Dark, brand Dornbracht or similar, in platinum matt color.
 The shower faucet is composed of a single-lever mixer with inverter and ceramic valve by Dornbracht or a similar brand in dark platinum matt.
 The washings of the secondary bedrooms will be built-into the countertop, of the Ebani brand or similar of 45cm of diameter.



Wall sprinkler



Tecsquare control



Hygienic shower



2 way thermostat



Handshower



Suspended WC SUBWAY 2.0.

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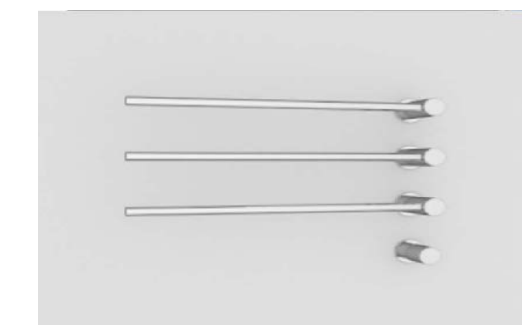
WC cleaning



Paper roll



Towel hanger ring



Towel hanger with thermostar and 3



WC 24 cm towel

COMPLIMENTARY BATHS:

The toilets are suspended from Villeroy@Boch, model Subway or similar, with a cushioned seat and a 12-cm base and cistern, model Geberit Duofix Frontal or similar, and the push button is made from TECE, model Square black chrome brushed or similar.

The washbasin fittings will be fitted with a single-lever mixer with ceramic valve, fixed spout, with a flow limiter, model Meta Dark, brand Dornbracht or similar, in platinum matt color.

The washing will be free standing from the Ibani brand, of GIRO model or similar in 35 cm in diameter

Backlit rectangular mirror.



WC cleaning



Soap holder



Built-in tap META



Tecesquare control



Hygienic shower



Paper roll



Suspended WC SUBWAY 2.0.

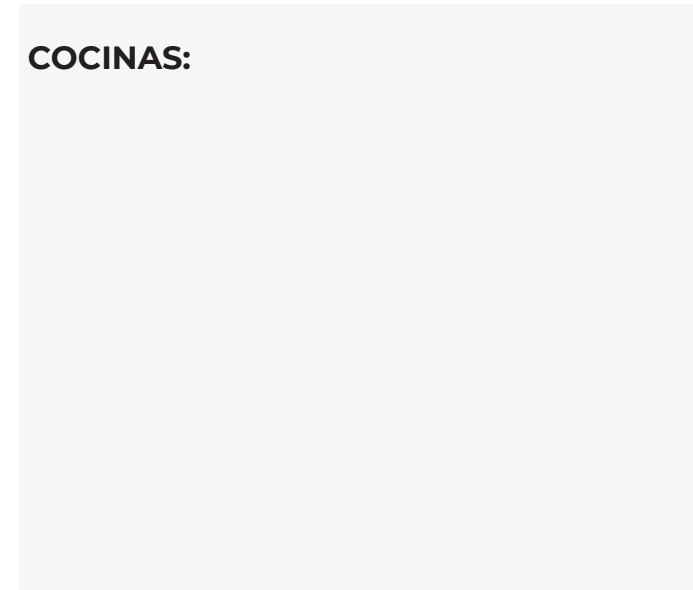


Towel hanger ring



Lavabo GIRO

COCINAS:



INDOOR SWIMMING POOL:

The purification of the indoor pool will be done by skimmers and nozzles on the wall of the pool. The treatment of the swimming pool will be by means of automatic dosage of Ph + Bromine. With this treatment there is no risk of annoying eye irritations- The lighting of the pool will be I-LED in stainless steel. The indoor pool will be heated, as well as having an air conditioning system for the enclosure, to limit condensation and control the thermal comfort of the area.

INDOOR GYM-SPA:

Technical flooring, non-slip marble and/or synthetic flooring, depending on the design.

Indoor swimming pool with salt chlorination disinfection, covered with vitrified mosaic.

Dressing rooms and bathrooms, with finishes similar to those of the houses.

Sauna completely installed.

Turkish bath completely installed.

OUTDOOR COMMON AREAS:

Outdoor swimming pool with salt chlorination disinfection, covered with natural stone.

Communal terrace flooring with large, non-slip marble format.

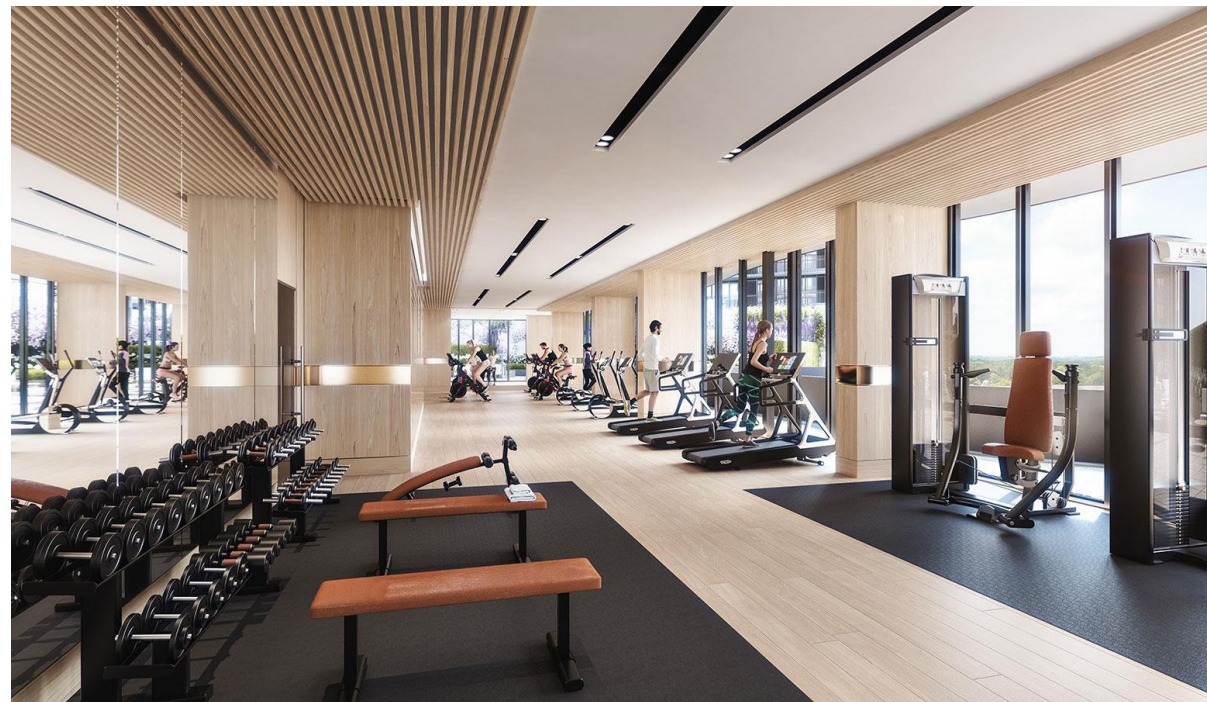
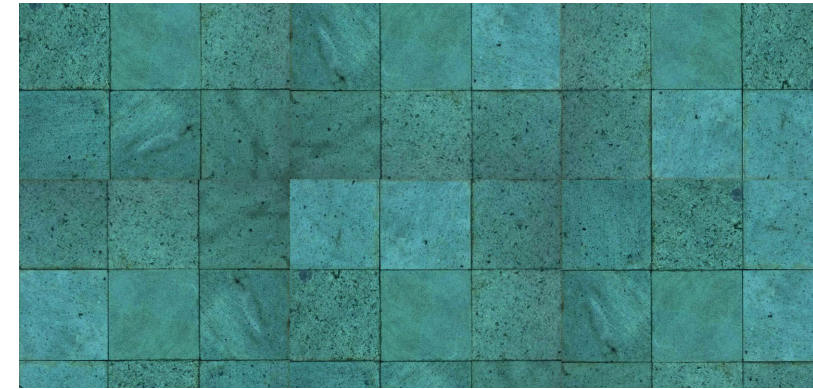
Chill-out zone, with marble lining.

Contemporary style gardening, according to project.

Technical terraces with gravel finish.

OUTDOOR SWIMMING POOL:

The purification of the indoor swimming pool will be done by means of nozzles and drains in the ground of the swimming pool as it is an overflowing swimming pool. The swimming pool will be treated by salt

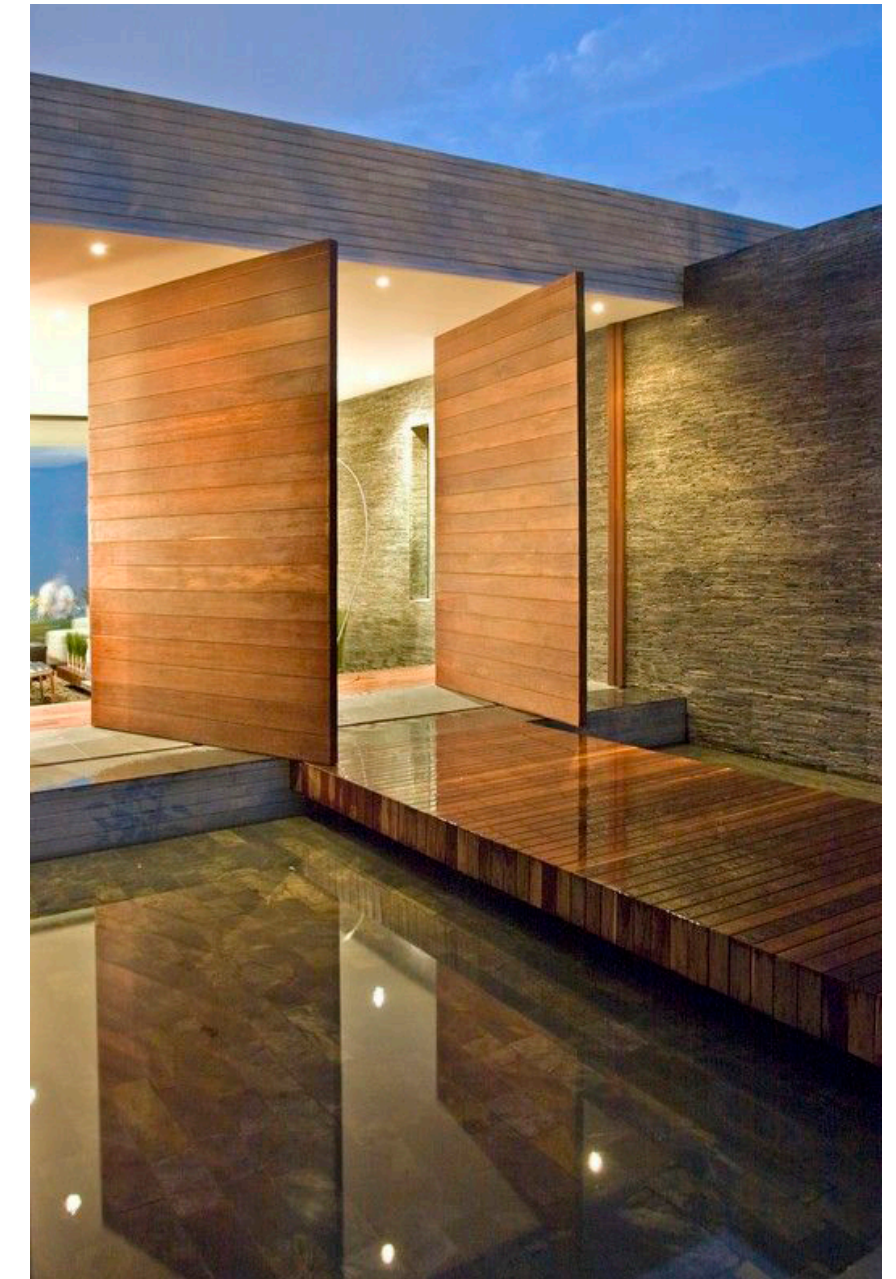
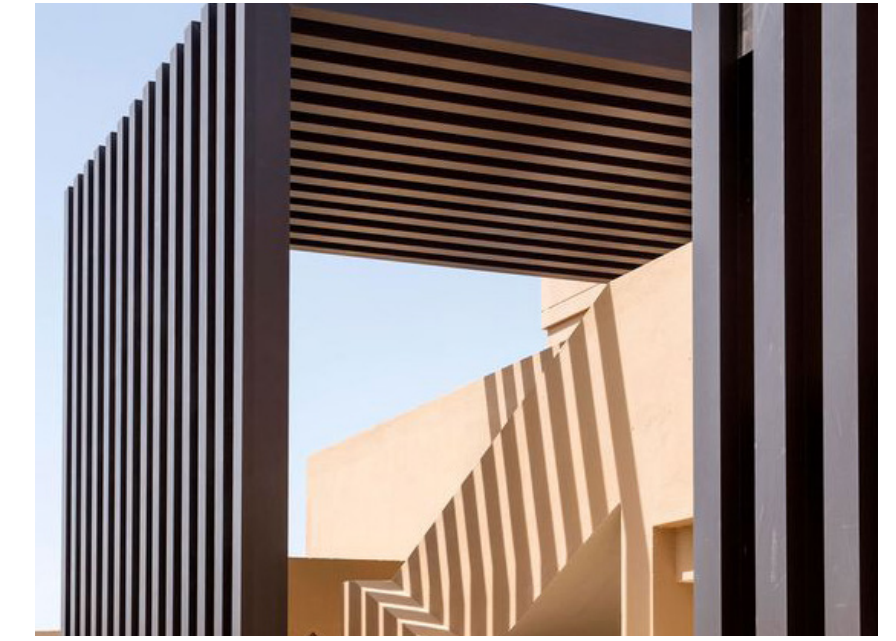
**FAÇADES AND INTERIOR COMMON AREAS:**

Lakes and sheets of water, coated with natural stone.

Community area flooring with large, non-slip marble format.

Contemporary style gardening, according to project.

Pergolas, details and panels in aluminium and wood.



GARAGE:

Vehicle door with motorized opening by remote control.
Special size car lift.
Turntable for cars.

ELEVATOR:

Panoramic elevator, with double boarding at 180°, adapted to new regulations.

