

BUILDING SPECIFICATIONS SERENITY VIEWS, LA GALERA, ESTEPONA

FOUNDATIONS AND STRUCTURE

- The **foundations** and **structure** will be made with reinforced concrete.

ENCLOSURES AND FACADE

- The **external enclosures** of the apartments will be made with a continuous mortar coating, the insulation of the chamber with sprayed polyurethane and the internal lining by drywall with insulation. The **indoor distribution** of the apartments will be built with drywall with insulation.
- The **separation walls** between the different dwellings will be built with soundproofing bricks coated on both sides, with drywall and insulation.

COVERS

- **The technical roofs**, which houses the solar panels and outdoor air conditioning units, are covered with tiles.
- The **terraces** will be covered with non-slip exterior sandstone.
- **Solariums** will be covered with non-slip exterior sandstone.

INTERIOR COATING

- The **floors** of apartments will have the option of laminate flooring or ceramic stoneware and skirting in DM lacquered in the same colour as the joinery.
- The **bathrooms** will be covered with ceramic stoneware.
- The **vertical walls of the bathrooms and toilets** will be covered with ceramic tiles in the bathtub and shower area and the rest of the walls will be painted with plastic paint.
- **False ceilings** will be plasterboard throughout the house with hatches in areas for indoor air conditioning machines.
- **Smooth plastic** paint on non-tiled vertical walls and ceilings

EXTERIOR CARPENTRY

- Exit points from the living room and kitchen to the terrace, the **windows** will be aluminium sliding frames without shutters with thermal break with anodized finish in their colour and exterior joinery, with double glazing. In the **rooms**, they will be sliding with aluminium shutters and thermal insulation inside, isolated shutter boxes. In the bathrooms, the **windows** will be reclining.

INTERIOR CARPENTRY

- Access to the apartment through a **reinforced door** with security locks, with lacquered panels to match the interior carpentry.
- Smooth lacquered **interior doors**.
- **Modular wardrobes with lacquered swing** doors to match the rest of the carpentry, including the shelf and hanging rail.

PLUMBING AND SANITARY

- **Internal water distribution network**, with cross-linked polyethylene pipe. In **vitreous sanitary china** ware "ROCA" brand, except enamelled steel bathtubs and shower trays. In bathtubs and showers **thermostatic taps**, in the rest of sanitary installations, single lever taps.
- **Individual thermoelectric** for the production of hot water with solar energy input.
- The washbasins will be mounted on **natural stone countertop**.

ELECTRICITY

- Electrical installation according to R.E.B.T. with a high degree of electrification. Lighting through bright spots. TV, TF and Telecommunications connections in the living room and bedrooms. Electrical mechanisms of the **Simon** brand or similar.
- TV and TF connection in living room, kitchen and master bedroom.
- Outdoor luminaire with wall light.

OTHER INSTALLATIONS

- **Complete installation of air conditioning**, with heat pump (cooling and heating) and fiberglass ducts. Indoor unit on false ceiling of bathroom and outdoor unit, mounted on the roof.
- **Video intercom** with call receiver and images in colour.
- Centralized and community solar collection and **ACS** facility.
- Installation of **indoor air renewal** of apartments with extraction points in bathrooms and kitchens.
- Furnished kitchen with Silestone worktop or similar and equipped with appliances.

GARAGE

- Vehicle access door with automatic activation.
- Concrete floor with surface treatment of the roadway.
- The storage room will be covered with plastic paint and sandstone flooring.
- The vertical walls of the car park will be concrete.
- Water and washing points.

URBANIZATION

- Community pool with salt chlorine.
- Large garden areas.