

# Quality specifications | Single family home | Plot 1.24 Capanes Sur

- **STONE / CONCRETE WALLS** to establish the dwellings and the garden areas platforms.
- **FOUNDATION** of the dwelling by reinforced concrete slab. The swimming pool foundation it has been made by strip footing on concrete pits until obtaining a resistant layer.
- **MIXED BEARING STRUCTURE** with reinforced concrete pillars and laminated steel girders. Flat grid slabs, lightened by concrete blocks and reinforced concrete slabs.
- **ROOFING:** inverted flat non trafficable roof with a finish of gravel depending on use. **WATERPROOFING** by double asphalt felt of 4.0 kg and by double layer asphalt drip caps reinforcement. **INSULATION** by ROOTMATE (XPS 60 mm thick). Compliance of the conditions of protection against humidity, acoustic regulations and energy demand limitation. Rainwater harvesting assured.
- **FACADES:** made up of **EXTERIOR LEAF** of solid perforated brick half foot thick, and on the inside of mortar cement, **INSULATION** made up of injected polyurethane foam of 60 mm thick and a density of 35 kg/m<sup>3</sup>, air chamber and **INTERIOR LEAF** of double hollow brick partition. Compliance of the acoustic regulations, energy demand limitation and protection against humidity.
- **WALLS BELOW GROUND LEVEL** of reinforced **CONCRETE**, **WATERPROOFED** on the outer side with asphalt felt on 3.0 kg and with 'Drentex' protection. Technical parameters for a correct waterproofing, a structural solution, and a proper thermal insulation in order to fulfill the conditions of energy demand limitation.
- **EXTERIOR CARPENTRY** Aluminium. TECHNICAL brand, RAL 7030 GREY matte colour, GALNE GTI or SOLEY models FY55 series for tiltandturn carpentries or fixed carpentries. Double glazing CLIMALIT 6+6/12/4+4 with thermal insulation protection by low emission PLANITHERM 4S colourless glass in main rooms or with a more exposed orientation. Compliance with the energy demand limitation, sound insulation and the CTE DBSUA requirements.
- **INTERIOR DIVISIONS** of the dwelling with thick partition of hollow brick of 7cm thick, in wet rooms of 9cm thick. Technical parameters appropriated to compliance of the acoustic regulations, safety against fire.
- **INTERIOR CARPENTRY.** Lacquered passage doors of wood, offwhite colour, solid wood frames. Hidden hinges and 1st quality stainless steel handles. Completely finished closets, upholstered from the inside, with similar doors to the passage doors, with built-in handles. Dwelling entrance door with Security.
- **INTERIOR AND EXTERIOR FLOORING** of honed natural stone/domus (the exterior) in beige colour, formats 60X60X2 cm. Driveway Access for **VEHICLES** made with prefabricated concrete paver alternate dimensions 10x10cm 20x10cm from the manufacturer PAVIGESA COLOR GRIS, OMEYA 12-6, on reinforced concrete screed. Access for **PEOPLE** made with 3 cm GRIS ALBA granite pavers thick, as well as exterior stairs made with 3 cm GRIS ALBA granite of thickness. All materials have durability and slipperiness treatments according to regulations.
- **FIRST FLOOR INTERIOR FLOORING** in natural wood two-layer floating flooring, SURCO brand, Oak wood, HARI Color varnished finish, HARMONY selection, widths 20-30-40cm, and free lengths. 15cm high white **WATERPROOF DM** skirting throughout the house.

- EXTERIOR FLOORING IN POOL AREA, chill out seating area and hammock area, as well as exterior flooring on the terrace of the master bedroom on the upper floor, with synthetic wooden flooring model "Madertech Silver", placed on battens of cuperized pine.
- EXTERIOR RAILINGS ON terraces with a stainless steel tube structure and panels of 6+6 mm laminated and tempered glass.
- INTERIOR HANDRAIL in 88.2 glass, h=1m with 4 polished edges, anchored to the ground by means of aluminum profiles called Q-Railing, including handrails.
- INTERIOR WALLS finished, by REVETON O TKROM PAINT, offwhite colour RAL 9010, on PERLITE PLASTER in all rooms, except in the wet rooms on which STONE SIDING on mortar will be applied, depending on their location.
- MACHINE ROOM tiled from floor to ceiling with **20x20-tile offwhite colour**.
- BATHROOMS with NEBULA 90X45 marble floor-to-ceiling shower cladding, showers with floors at bathroom flooring level, with floating nebula marble slats and fixed, recessed SCREENS on the floor.
- EXTERIOR PANELING of the dwelling has been PLASTERED with Portland cement mortar painted the house REVETON Revolastic cotefilm. In some areas or walls, they are used lined with masonry stone.
- SANITARY suspended and built-in cisterns for toilets.
- Marble DOUBLE SINK in the master bathroom, Marble WASHBASINS in all bathrooms.
- Furniture under sinks in all bathrooms with hinged doors lacquered in white, interior shelves also in white.
- WALL TAPS OR TAPS ON COUNTERTOPS.
- Showers in all the bathrooms in the bedrooms, except in the MAIN BEDROOM, which has a shower and built-in bathtub covered in nebula marble 90x45cm.
- VENTILATION SYSTEM VENTILATION AND FORCED EXTRACTION SYSTEMS, DAIKIN brand, that guarantee air renewal, integrated into the air conditioning installation.
- SOLAR ENERGY, DAIKIN brand to cover part of the hot water demand of the dwelling.
- WATER UNDERFLOOR HEATING SYSTEMS with heating pump. UPONOR brand on ground and first floor. Temperature control in each room. Through a unified AIRZONE thermostat
- AIRCONDITIONING hot/cool by fan coils and external cooling. DAIKIN brand. Lineal diffusing grilles. Temperature control in each room with unified AIRZONE thermostat.
- RESIDENTIAL interior basic LIGHTING with LED lights. Exterior lighting with spike-type LED spotlights in the gardens and embedded in flooring. LED lighting inside the pool.
- Pre- installation TECHNICAL ALARM. Fire and flood.
- TELECOMMUNICATIONS. Radio, television and telephony in each room.
- Security Alarm installed with Prosegur.

- KITCHEN, FULLY EQUIPPED WITH DANESPAN.
- WIFI 4G in the entire house.
- AUDIO SYSTEM PREINSTALLATION by SONOS, including supply and installation of SONOS AMP amplification system, 8” woofer and 1” tweeter HI FI ceiling speakers, 80 w, white in rooms and terrace.
- PRE-INSTALLATION OF HOME AUTOMATION.
- AUDIOVIDEO **FERMAX** ENTRY SYSTEM with colour monitor.
- FIRE PROTECTION according to the CTE DB-SI 4 stipulation. Including in the engine room the installation of ANDREU doors, model EI260 TURIA, with intumescent ventilation grilles.
- PLUMBING INSTALLATION. Potable water with the appropriate pressure and flow to all the wet rooms of the building depending on the starting parameters to be provided by the municipality potable water supplying company.
- ELECTRICITY INSTALLATION. Electric mechanisms series Schuko Gira E22 Brilliant White, all electrical installation according to current regulations, REBT and CTE .
- WATER EVACUATION faecal and rainwaters separated.
- INFINITE EDGE POOL illuminated and with heat preinstallation. INTERIOR COATING WITH GRESITE, HISBALIT brand, white PAS model, in 4x4cm format and self-filling probe.
- PLOT ENCLOSURE to Urbanization Street with masonry walls and/or reinforced concrete and locksmith. Automatic entrance DOORS for VEHICLES AND PEDESTRIAN-TONAL plot access DOOR in SMOOTH GALVANIZED STEEL SHEET painted with RAL 7037 polyurethane paint.
- PERGOLA IN THE CHILLOUT AREA, AND BEDROOMS ON THE FIRST FLOOR made with a main metal structure, and interior beams in natural wood, topped with a pergola cover, in RAL 7043-lacquered aluminum, five-sided, glazed with 5+5 colorless laminated glass with polished edges
- GARDEN finished, with lightening and automatic watering.
- PARKING SPACE above ground.
- MACHINE ROOM with pressure set, water softener, etc.
- INDEPENDENT ROOM for the installation of pool purification and irrigation pressure group, panels, programmers, etc... Next to the pool vessel.

## **POSSIBLE EXTRAS TO CONTRACT:**

- PARKING SPACE ENCLOSURE
  - Elevator.
  - Home automation according buyers' needs.
  - Home cinema and Gym.
  - Wine cellar furnishing.
  - Swimming pool heating.
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## **Surfaces**

Exclusive villa with contemporary architecture located in Capanes (Benahavis), next to the golf courses, on the Costa del Sol. The project is designed on a plot of 1413.41 m<sup>2</sup> with a total of 596.88 m<sup>2</sup> built plus terraces and porches.

### **Project:**

**Plot:** 1.413,41 m<sup>2</sup>

**Ground Floor:** 163, 90 m<sup>2</sup>

**First Floor:** 135, 58 m<sup>2</sup>

**Basement:** 254, 80 m<sup>2</sup>

**Terrace:** 29, 80 m<sup>2</sup>

**Porch:** 42, 60 m<sup>2</sup>

### **Nearby Golf Courses:**

- Atalaya Golf & Country Club
- Flamingos Golf Club
- Club de Golf La Zagaleta
- La Alquería Golf
- Golf Capanes
- Monte Mayor Golf Club
- Club de Golf El Higueral
- Los Arqueros Golf & Country Club
- La Quinta Golf & Country Club
- Alferini Golf Club
- El Higueral Golf

- El Paraiso Golf

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**Method of Payment:**

To be agreed with the client.

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**Payments on account guaranteed by Bank Guarantee or by an Insurance Surety Bond**

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