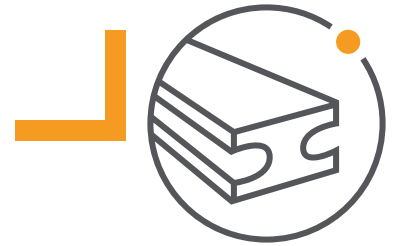


Célere
● **SERENITY**
Benalmádena

Quality specifications

• Foundations and structure

Reinforced concrete with two-way slab system, according to current regulations.



• Walls

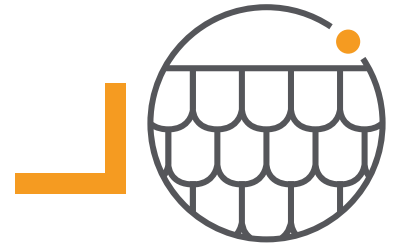
Wall cladding made of external brick coated with plaster and paint, interior thermal insulation, air chamber, inside lining with laminated plasterboard, fixed with metal profiles.

Protection on terraces with manufactured upstands, railings with metal profiles and safety glass, according to the façade design combination.

• Roof

Pitched roof with roof tile finish.

Trafficable roof finished with non-slip outdoor ceramic flooring.



• External Joinery

Lacquered aluminium over metal pre-frame in wall openings, with break of thermal bridge and ventilation system through microholes, building an aluminium/glass assembly of thermal and acoustic benefit, conforming to regulations.

Sliding opening system, pull-up in lounges and folding in bedrooms.

Compact module for blinds in lacquered aluminium with injected thermal insulation in bedrooms.

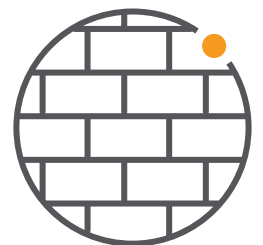
Double glazing with air chamber creating an assembly of high thermal and acoustic performance.

• Internal partitions

Interior partitioning within dwelling of laminated plaster, with metallic support structure and thermal-acoustic insulation.

Separation between dwellings made of brick with partition wall panelling on both sides with laminated plaster and thermal-acoustic insulation.

Separation between dwelling and common areas made of half a foot of ceramic brick, coated with plaster on the outside and with partition wall panelling on the inside with laminated plaster and internal thermal-acoustic insulation.



• Internal Joinery

Armoured entrance door, white lacquered, security hinges, exterior door knob and peephole.

Flat panel internal doors with horizontal grooves, in white lacquer finish, hinges for hanging and handle.

Modular wardrobes, folding or sliding according to typology, matching with internal doors, melamine interior, closet shelf and hanging rod.



• Paints

Walls inside dwellings in smooth acrylic paint in soft colour.

Horizontal surfaces inside dwellings in white smooth acrylic paint.

• Flooring and tiling

Porcelain ceramic 60x60 tiles inside dwellings (lounge, bedrooms, hallway and corridor).

Porcelain ceramic tiles in bathrooms.

Non-slip outdoor ceramic flooring on terraces.

Large ceramic tiles in bathrooms and toilets.

Walls in kitchen in paint finish. Between high and low-level cupboards, coating according to design.

False ceiling in laminated plasterboard throughout the dwelling and suspended in bathroom where air conditioning unit is housed.

Recess in false ceiling of kitchen/lounge.



• Air conditioning and hot water

Full installation of hot/cold air conditioning through ducts with gratings in lounge and bedrooms, using atherm system, clean technology.

Supply of domestic hot water by atherm system.

• Sanitary ware and taps

Vitrified porcelain sanitaryware in white.

Slimline shower base with screen in master bathroom and enamelled bath in second bathroom, according to type of apartment.

Mixer taps for bathtub, shower and washbasins.

Thermostatic bar shower with rain-effect sprinkler in master bathroom.

White enamelled steel bathtub in second bathroom.

In master bathroom, vanity top in trendline finish with one or two sinks, according to type of apartment, and mirror.

Floating sink cabinet in second bathroom and mirror.



• Electricity and Telecommunications

Electrical installation according to Low Voltage Electrical Regulations.

Top quality electrical accessories.

Installation of telecommunications in dwelling (basic telephone service, cable telecommunication and integrated services digital network) with sockets in lounge, bedrooms and kitchen.

Pre-installation for satellite dish.

Video entry phone at entrances of urbanisation. Intercom at building entrances.

Wall light, electric power point and TV aerial socket in lounge terrace.

Recessed ceiling lights in kitchen, bathroom and toilet.

• Kitchen furniture and appliances

Fitted kitchen with low and high-level cupboards with integrated extractor hood.

Worktop made of solid compact material in kitchen work area.

Appliances: Bosch brand electric oven, ceramic hob and fridge.

Stainless steel sink and mixer tap.



• Community provisions

- Large green zones and common areas, with internal paths, walking and rest areas.
- Communal outdoor swimming pool, multipurpose with swimming lane section and relaxation.
- Communal social room with "Gastroteca" equipped with kitchen furniture and appliances.
- Equipped Fitness-gym area and sauna.
- Changing rooms and toilets.
- Planned power pre-installation in basements for charging electric vehicles.



• Communal areas, urbanisation and others

- Gated and fenced residential complex with cabin for access control.
- Low consumption lighting in access roads, internal paths and gardens.
- Motion detectors in building entrances, floor lobbies and garage.
- Landscaped areas, with irrigation system, combining lawn areas with shrub and tree species.
- Building entrance halls with natural stone flooring, recessed mat and decorated with fine materials, mirrors and painting.
- Lift halls and corridors to dwellings in ceramic or natural stone flooring.
- Garage lighting activated by opening the vehicle access doors.
- In garage, forced ventilation, detection and control of carbon monoxide, fire protection and emergency lighting, according to regulations.