



TERRAZAS DE CORTESÍN
Seaviews



TECHNICAL
SPECIFICATIONS
APARTMENTS



FOUNDATION AND STRUCTURE

- Foundation, solved by insulated reinforced concrete footings, braced by reinforced slab, with perimeter reinforced concrete wall and external drainage on the perimeter.
- Structure executed with reinforced concrete slab 25 cm thick and reinforced concrete pillars.
- The structure complies with current regulations.

COVER

- Trafficable roof with a high degree of thermal insulation, "inverted roof" solution, with waterproofing by double sheet of elastomeric bitumen and extruded polystyrene thermal insulation of 80 mm, with anti-slip stone finish.

FACADE

- Exterior cladding of facades and exteriors plastered with single-layer cement mortar over a brick factory.
- Brick factory closure to the nasturtium, with exterior perforated brick, thermal and acoustic insulation with mineral wool of 80 mm thickness and double hollow brick wall of 9 cm interior, finished in plaster.

WALLS AND INSULATION

- Interior partitions through double hollow brick partition of 9 cms.
- Between living room and bedrooms with 1/2 foot of perforated brick.
- Divisions between houses and common areas, double perforated brick factory and acoustic insulation with 50 mm mineral wool.

EXTERNAL WOODWORK

- Exterior carpentry of aluminum brand "CORTIZO" or similar, lacquered in color to be defined by the FD, will be established in contrast to the facade. Carpentry with thermal bridge break (RPT) and micro ventilation system.
- Motorized blinds in bedrooms.
- All windows and balcony doors have double glazing type Climalit ((3 + 3) mm + 12 mm + (4 + 4) mm) low emissive and with solar control.
- Carpentry of exit to terraces flush with the interior floor of the house.

INTERIOR CARPENTRY

- Entrance door to the armored house, with Iroko horizontal slats and security lock.
- The interior doors will be of wood with current design and lacquered in white of 35 mm. thick, concealed hinges in satin nickel finish and magnetic slip.



- Wardrobes in bedrooms, without skirting boards, fronts with the same design and color as doors, sliding doors. Lined interiors, partition of luggage compartments and metal bar to hang.
- Interior lighting of cabinets using LED strips.

FLOORING

- Porcelain stoneware flooring of large format throughout the house.
- Non-slip stoneware flooring on terraces and porches.
- Concrete flooring printed in common areas.

INTERIOR FINISHES

- Vertical walls of bathrooms and toilets tiled with porcelain stoneware of the first brand, up to the ceiling.
- False plaster ceiling in bathrooms and kitchen, as well as in various areas of the house, with a staggered area in some perimetral areas next to the windows.
- False ceiling recordable in secondary bathrooms or laundry, for registration of A / C machinery.
- Rest of the vertical walls of the house covered with plaster trim and plastered in good sight. Smooth plastic paint light color.

SANITARY APPLIANCES AND PLUMBING

- Toilets in white color of first quality.
- Sanitary ware suspended in the main bathrooms, with hidden cistern.
- Set of furniture with sink in bathrooms and backlit mirror. Double sink in master bathroom. Countertops manufactured in KRION® by PORCELANOSA or similar.
- Shower tray made of polyester resins and mineral fillers. Finishes with double layer of anti-slip gel coat.
- "HANS GROHE" single-handle fittings or similar.
- Single-lever thermostatic mixer for baths and showers branded by "HANS GROHE" or similar.
- Rain Shower type in master bathrooms.
- Outdoor shower in solarium.
- Sanitary water network according to the regulation, with independent cutting key for each wet area.
- Installation of cold and hot water drawn according to regulations with polyethylene reticulated (PER) pipes.
- Network of soundproof downspouts.
- Collective system of production of ACS through Renewable Energy system, according to current regulations.
- Community storage tanks with pressure group for water distribution, to guarantee a uniform and continuous pressure.



KITCHEN

- Laminated doors with PVC edge, 22 mm thick.
- Kitchen furniture with closing to ceiling.
- 16 mm particle board frame made of wood. Melamine coated on 2 sides, with PVC edge.
- Hinges with clip system of 110° and 170° opening of triple regulation in height, width and depth. Guarantee for 100,000 openings.
- German drawers.
- Hangers: Hidden hardware system hanging adjustable in height and depth from the inside.
- Acrylic White / Silestone white Zeus countertop, with high and low bell cladding according to design, 6 cms.
- LED spotlights under high furniture.
- Siemens brand appliances or similar, with minimum energy classification, when mandatory, A +:
 - American Fridge (2 doors) except in flats. 2B (integrated).
 - Total integration dishwasher.
 - Decorative island bell in flats. 2B / 3B.
 - Extractor hood underneath the roof in penthouses.
 - Microwave with grill in stainless steel.
 - Multifunction oven, black glass.
 - Induction plate, easy Touch control, 3 zones.
 - White washer-dryer view.
 - Stainless steel bucket under countertop, "Franke" brand or similar.
 - Single-lever mixer with high-pitched, chromed, "Franke" brand or similar.

ELECTRICITY

- Electrical installation according to the Electronic Regulation of Low Voltage and current regulations
- Degree of "high" electrification.
- Hager 1st quality mechanisms.
- USB charging cradles.
- Video intercom installation, with automatic door opening.

AIR CONDITIONER

- Installation of air conditioning, individual, for air-air system, with ducts and return grids lacquered in white. Brand Daikin or similar, with Airzone system.
- External units on deck and evaporator in secondary bathroom or laundry roof.

SPECIAL INSTALLATIONS

- Project adapted in its entirety to the CTE (Technical Building Code), Regulation 293/2209 on Accessibility of the Andalusian Regional Government and Regulation 169/2011, on the Promotion of Renewable Energy, Savings and Energy Efficiency in Andalusia.
- Installation of Telecommunications according to the Regulation of Common Telecommunications Infrastructures, adapted to Optical Fiber and Coaxial Cable, to provide all the digital options to homes.
- Domotic control with visualizations from Smartphone, Tablet, Ipad ... (compatible



with the system) of the following actions:

- Control of blinds.
- On / off control A / A.
- Smoke detector.
- Flood detector in three points.
- Audio installation in the living room (Wall Radio Bluetooth Kit with FM RDS, USB-mp3 inputs and line, 2 + 2 W headphones output).
- Ventilation in homes according to CTE with individual extractors in each bathroom, integrated micro ventilation in the carpentry and extraction points in bathroom and kitchen ceilings.
- Acoustic insulation of the floor, between dwellings, by means of a floating floor on acoustic sheet made of expanded polystyrene, elasticized, of 20 mm.
- Mechanical ventilation in the garage with fire and CO2 detectors, connected to the alarm center.
- Rating of the energy efficiency of the promotion: B
- two water cannons.
- Tropical gardens with automatic irrigation.
- Lighting of roads using beacons to avoid light pollution.
- Automatic vehicle access door, with controls for opening.
- Garage with polished concrete pavement and vertical walls in paint and colored band.
- Installation of charging point for electric vehicles in Garages area. Possibility of semi-fast or slow loading.
- Large individual storage rooms and oversized parking spaces (6x3 m mostly)
- Disabled access ramp.
- Outdoor gym.

ELEVATION

- Communication elevators with garages, with automatic doors.
- Independence hall with garages.

COMMON AREAS

- Overflowing pool, with garden area in its surroundings.
- Saline chlorination system and interior lighting.
- Spa zone formed by a swan neck and



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Information, computer graphics and graphic documentation that appear in this brochure are indicative, finishes may include extras not included are subject to changes arising from final project and its construction. All the furniture is merely decorative. The other information referred to in R.D.218/2005 of the Government of Andalusia, is available in our offices for consultation.