



TERRAZAS DE CORTESÍN

Seaviews



TECHNICAL
SPECIFICATIONS
LUX DUPLEX
APARTMENTS



FOUNDATION AND STRUCTURE

- Foundation, solved by insulated reinforced concrete footings, braced by beams.
- Sanitary unidirectional floor on air bed, in living areas that coincide on the ground.
- Structure executed with reinforced concrete slab 25 cm thick and reinforced concrete pillars.
 - The structure complies with current regulations.

COVER

- Roof over the "garden villas" solved with the landscaped roof system with "artificial turf carpet" finish, with double asphalt sheet waterproofing and with a high degree of thermal insulation made with extruded polystyrene panels.

FACADE

- Exterior cladding of facades and exteriors plastered with cement mortar over a brick and painted factory.
- Closing brick factory to the nasturtium, with external perforated brick, thermal and acoustic insulation with mineral wool and double hollow brick wall of 9 cm interior, interior finish in plaster in good view.

PARTITION 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 homes and common areas, double brick factory perforated soundproof and acoustic insulation with mineral wool.

EXTERNAL WOODWORK

- Aluminum exterior carpentry brand "CORTIZO" or similar, lacquered in color to be defined by the DF, 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 embedded in the interior floor of the house.
- The carpentry of the living room is in a free corner, with a hidden leaf on the small side and on the large side three sheets.

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. of thickness.

- 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

- Flooring of large-scale porcelain stoneware 75x75 throughout the house.
- Non-slip Porcelain stoneware flooring on terraces, with the same interior design.
- Concrete flooring printed in common areas.

INTERIOR FINISHES

- Vertical walls of bathrooms and toilets tiled with first-class Porcelain Stoneware, combined with walls painted with a modern design.
- False plaster ceiling in bathrooms and kitchen, as well as in different areas of the house, with a living room 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

- PORCELANOSA sanitary ware or similar in white color of first quality.
- Set of furniture with sink in bathrooms and backlit mirror in master bathroom. Double sink in master bathroom. Countertops manufactured in Solid Surface.
- Stone Plus shower tray or similar, made with polyester resins and mineral fillers. Finishes with double layer of anti-slip gel coast.
- Single-lever taps "HANS GROHE" or similar.
- Single-lever thermostatic mixer for baths and showers branded "HANS GROHE" or similar.
- Shower type "rain" in master bathrooms.
- 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 for the production of ACS by means of solar panels, support of the primary circuit with heat pump, exchanger and individual support in homes by electric boiler. Altherma system of Daikin. Aerotermia.
- Community storage tanks with pressure group for water distribution, to guarantee a uniform and continuous pressure.



KITCHEN

- Laminated doors with PVC edge.
- Kitchen furniture with closing to ceiling.
- Frame in agglomerated board made of water-repellent wood particles and with PVC edge.
- Hinges with clip system of 110° and 170° opening of triple regulation in height, width and depth.
- Total extraction drawers.
- Solid Surface or Silestone countertop, with low and high bell cladding according to design.
- Siemens appliances or similar, with minimum energy classification, when mandatory, A +:
 - Total integration refrigerator.
 - Total integration dishwasher.
 - Telescopic hood.
 - Microwave in stainless steel.
 - Multifunction oven in stainless steel.
 - Induction plate.
 - White washing machine seen in laundry room.
 - Stainless steel bucket under countertop, "Franke" brand or similar.
 - Single-lever mixer with high spout, chromed, "Franke" brand or similar.

ELECTRICITY

- Electrical installation according to the Electronic Regulation of Low Voltage and current regulations
- Degree of "high" electrification.
- Mechanisms of 1st quality Hager or similar.

- USB charging station in living room.
- 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.
- Outdoor units in the garden and evaporator in the laundry roof or secondary bathroom.

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 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

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 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.

OPTIONAL

- Furnishing of laundry.
- Private pool.



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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.