



CORONAMARAL  
ARQUITECTURA



# LAS ATALAYAS

ABAMA RESORT TENERIFE

## CONSTRUCTION FEATURES

DEVELOPER

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## **Las Atalayas - CONSTRUCTION FEATURES**

### **1. STAIRS**

#### 1.1. INTERIOR METAL STAIRCASES

Two-section (typology 2) or four-section (typology 1) interior staircase and landings made up of steel lateral stringers and oak or micro laminated beech wood steps. 900mm high handrails made of 40x10 steel plates and 10mm round bars. The metallic elements are lacquered in white.

#### 1.2. INTERIOR BASEMENT STAIRWAYS

Staircase formed by a stair slab, steps and landings of exposed concrete with a polished finish.

Railings or handrails of steel plates lacquered in oxiron.

#### 1.3. OUTDOOR STAIRWAYS

Staircase formed by a stair slab, steps and landings of exposed concrete with a textured finish.

Railings or handrails of steel plates lacquered in oxiron.

### **2. DRY MASONRY AND PARTITIONING**

#### 2.1. EXTERIOR ENCLOSURES

Exterior enclosures made of vibrated concrete block with double or 3 chambers of 15, 20 and 25 cm thick with its proportional quantity of straps and pillars. Exterior cladding with 5 cm thick exterior thermal insulation system (SATE), painted in white.

#### 2.2. DRY PARTITION WALLS

Interior partitions made up of dry partition walls of laminated plasterboard type (PYL) with double board 12.5 mm thick on each side, with mineral wool acoustic insulation (45 mm thick), screwed onto a galvanised steel profile frame. For the exposed faces to humidity (wet rooms and exteriors) water-repellent plates are used.

The interior faces of the enclosures and the utilities bracket are all covered with self-supporting lined panels formed by a 15 mm thick laminated plasterboard on a frame of galvanised steel profiles, with a 45 mm thick mineral wool acoustic insulation. For the exposed faces to humidity (wet rooms and exteriors) water-repellent plates are used.

### **3. ROOFS**

#### 3.1. NON-PASSABLE INVERTED ROOF

Inverted roof system consisting of PVC waterproofing, rigid thermal insulation, protective felt layer finished in volcanic gravel for non-passable roofs.

#### 3.2. EAVES

The eaves and overhangs are protected with a reinforced PVC-P membrane, in white.

#### 3.3. ROOFTOP TERRACES

Rooftop terraces are made with a bituminous waterproofing completely adhered to the support protected by the pavement. Provided with a minimum slope, rainwater is collected in linear drains or it drains into the gardens.

#### **4. FLOORING**

Porcelanosa, type Avenue or similar, ceramic floor tiles in 30x60 and 60x120 formats are used. In wet areas and outdoor terraces, the same material is thought in 30x60 format non-slip class C2 or C3, as required by the Spanish Technical Building Code. The skirting boards will be of the same material.

#### **5. BATHROOM FIXTURES**

##### **5.1. TOILET**

Wall-hung toilet made of vitrified porcelain, with built-in tank in wall of Porcelanosa, model Arquitect or similar, with bidet function and soft-close lid. Drive by a built-in single-lever mixer.

##### **5.2. SINK**

Sink on vitrified porcelain countertop and 50x40cm overflow, Porcelanosa Pure Line brand or similar, with a chromed finish exposed siphon. Two countertop sinks are provided for the bathrooms in the main bedrooms, and the remaining bathrooms will have only one.

##### **5.3. BATHTUB**

For the bathrooms in the main bedrooms, there is an acrylic bath, with a shiny white finish, 190 x 90 or 180 x 80 size, with central outlet, Porcelanosa type, Minimal XL recessed and covered with cladding.

##### **5.4. SHOWERS**

Prefabricated shower tray is provided, evened with the floor and a concealed drain, Fiora type, light-coloured to the floor.

##### **5.5. ACCESSORIES**

Bathroom accessories in chrome finish, porcelain or similar:

- Roll holder.
- Single and double towel rack.
- Paper holder.
- Toilet brush holder for floor / wall.

#### **6. FAUCETS**

Single-lever mixer faucets, Porcelanosa Round Chrome brand or similar:

- sink mixer on countertop
- shower mixer with exchange between hand shower rainshower sprinkler recessed in the ceiling.
- bath mixer with exchange between hand shower and spout outlet.

#### **7. WOOD JOINERY**

##### **7.1. INTERIOR DOOR**

1-panel hinged wooden interior door made up of DM partitions on a perimeter frame, solid wood frame and joint-cover. Lacquered in white. Stainless steel handles, Hoppe Amsterdam type or similar. Bathroom doors equipped with locks.

## 7.2. ENTRY DOOR

Main entrance door in solid mulberry wood with solid frame and handle in the same material, hidden hinges in sheet and frame, multipoint security lock, high security shield, lower automatic windbreak, stainless steel crank handle inside, Hoppe Amsterdam type or similar.

## 7.3. SINK COUNTERTOP

Sink countertop in solid oak wood or beech microlaminate wood on a metal substructure.

## 8. ALUMINIUM JOINERY

### 8.1. SLIDING DOORS AND FIXED LIVING ROOM PANELLING

The living room enclosure is made up of extruded aluminium sliding doors with double and triple sheet glass, as well as fixed glass elements. It has continuous bearings embedded in the floor profile. Double-sheet glass, air chamber and solar control layer. Dark grey lacquered finish, Technal, Lumeal XXL series or similar.

### 8.2. SLIDING DOORS AND FIXED BEDROOM PANELLING

Sliding doors and fixed panels made of aluminium profiles with thermal bridge breakage, with dark grey lacquered finish Technal, Soleal FY 55 series or similar.

### 8.3. TILT AND TURN WINDOWS AND FIXED GLAZING

Bedrooms, bathrooms and hallways windows are formed by aluminium profiles with a thermal bridge breakage, with a hidden folding sheet. Dark grey lacquered finish, Technal, Soleal FY 55 series or similar.

## 9. STEEL JOINERY

Motorised garage door 4m wide, sectional type, dark grey lacquered finish, Hörmann type or similar.

## 10. URBANIZATION - EXTERIOR FEATURES

### 10.1. LAND WALLS

The plot and terraces separations walls are provided with basalt masonry finish.

### 10.2. ACCESS

Pedestrian access made of textured concrete.

### 10.3. GARAGE RAMPS

The garage ramps are made with draining pavement, paved-grass type or similar.

## 11. GLASS JOINERY

### 11.1. GLASS HANDRAILS

The outdoor terraces of the ground floor and upper floor dwellings are delimited by laminated glass railings embedded in the floor by an aluminium profile.

### 11.2. SHOWER ENCLOSURES

Shower enclosures in clear tempered glass with stainless steel fittings.

## **12. SWIMMING POOL**

Overflowing pool size 7 x 3 m and 1.30 m depth, with salt electrolysis filtration and prepared for the pre-installation of water heating with heat pump.

The pool shell is covered with dark grey vitreous tiles, Onyx type or similar. The sides of the pools above-ground will have infinity overflow, and in the other sides, towards the terraces, will be Munich type.

Each swimming pool is equipped with underwater led lighting and a stainless steel pool ladder, Astralpool type or similar.

## **13. UTILITIES**

### **13.1. AIR CONDITIONING**

A separate system of controlled mechanical ventilation is installed to ensure the minimum flow of permanent ventilation and air-water air conditioning in living rooms and bedrooms. The indoor units are recessed in dropped ceilings and are driven by an individual control panel for each room.

Cold and heat production is done through a heat pump located on the roof, Daikin type or similar.

### **13.2. ELECTRICITY**

Electrical installation in accordance with Spanish standards, with its corresponding circuits, differentials and electrical panels, for a high level of electrification.

The mechanisms will be white Jung branded, type LS990 or similar.

### **13.3. LIGHTING**

It is planned to equip the interior of each dwelling, as well as the gardens, with ambient lighting consisting of recessed spotlights in dropped ceilings and indirect illumination distributed by cornices.

For the accesses and gardens, a low level of lighting is provided with orientation lights along the walks and spotlights highlighting the most important species.

All lighting is LED, from iGuzzini or similar.

### **13.4. TELECOMMUNICATION**

All rooms (living room and bedrooms) are equipped with telephone, television and data sockets and with a complete system for the reception of digital terrestrial television and satellite channels.

Each dwelling is provided with the necessary infrastructure for the access to broadband telecommunications services.

### **13.5. PLUMBING**

The production of hot water is carried out by means of a heat pump. The distribution is carried out through a hot and cold water installation with thermofusion pipes.

Each wet area is protected with individual shut-off valves.

A potable water storage tank of 200 litres per inhabitant per day is planned.

#### **14. EQUIPMENT**

##### 14.1. KITCHEN

A complete kitchen is planned consisting of high wall elements and island with white finishings, sink and mixer taps from DICA manufacturer or similar.

The electrical household appliances (vitro-ceramic plate, hinged oven, built-in combi refrigerator, built-in dishwasher) are from AEG or similar brands.

##### 14.2. EXTERIOR SUNSHADES

As an option, motorised outdoor sunshades can be provided for additional sun protection in the living room and bedrooms. The sunshades are rolled up in aluminium boxes tucked into the dropped ceilings. They are provided with side guides and light screen fabric.

##### 14.3. CHIMNEY

The living room will be equipped with a corner bioethanol burner, embedded in the masonry wall of the chimney.