



Living
ESTEPONA



Living by the sea

QUALITY
SPECIFICATIONS

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TUSCANY
REALTY GROUP



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FOUNDATIONS AND STRUCTURE

- Foundations laid with reinforced concrete and a reinforced concrete perimeter wall in underground areas.
- Structure built with reinforced concrete reticular slabs and reinforced concrete pillars.
- The structural elements are made with HA-25 concrete and B500S steel.
- According to the current regulations.

ROOF

Roof made with a high level of thermal insulation, with a two-layer membrane and thermally insulated with extruded polystyrene and geotextile protective sheet. Finished with top-quality gravel in walkable areas or pebbles in non-walkable areas.

FAÇADE

- Façade rendered with exposed cement mortar on brick and painted.
- The outside cavity wall conforms to all the necessary standards to optimise thermal and acoustic insulation, made with perforated outer bricks, insulated against heat and sound with mineral wool, and inner wall finished with exposed plaster or drywall with gypsum plasterboard.

WALLS AND INSULATION

- Interior dividing cavity walls of double hollow brick or drywall with gypsum plasterboard.
- Party walls between houses made with double-brick wall or plasterboard drywall and acoustic insulation made with ACUSTILINE or a similar type of mineral wool, sealing salient points with anti-vibration strips.

EXTERIOR CARPENTRY

- Premium exterior carpentry of lacquered aluminium (colour to be determined by the Project Management), to contrast with the façade. With thermal break and microventilation system.
- All windows and balcony doors have Climalit-type double glazed windows.

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INTERIOR CARPENTRY

- Security front door.
- Wooden interior doors with a modern design and lacquered off-white. With microventilation system.
- Fitted wardrobes in bedrooms with facings of the same design and colour as the sliding doors. Lined interiors. Suitcase compartment and metal bar for hangers.

FLOORING

- Houses with laminate flooring in the sitting-room, kitchen, bedrooms, hall and corridors, laid on shock-absorbing sheet.
- Bathrooms with top-quality stoneware tiles.
- First-class non-slip stoneware tiles on terraces and walkable roof.
- Stamped concrete flooring in parking area.

INTERIOR CLADDING

- Bathroom walls combine premium stoneware tiles (damp walls) with painted walls.
- Plaster false ceiling in bathrooms and kitchen, and in various other parts of the house.
- Rest of the walls of the house covered with well-finished plaster and plaster trim. Plain light-coloured plastic paint.

SANITARY FITTINGS AND PLUMBING

- Premium white vitrified porcelain bathroom fittings, with shower tray depending on the type of house.
- Washbasin fitted into vanity unit in the bathroom.
- Top-quality chrome mixer taps.
- Domestic water network in compliance with regulations.
- Hot and cold water installation of cross-linked polyethylene pipe in compliance with regulations.
- Individual DHW system with solar panels supported by electric boiler.

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ELECTRICITY

- Electrical installation in compliance with Low Voltage Electrotechnical Regulations.
- High degree of electrification.
- Top-quality equipment.

SPECIAL INSTALLATIONS

- Telecommunications Installation in compliance with Common Telecommunications Infrastructure Regulation adapted to Optic Fibre and Coaxial Cable to provide all digital options in housing.
- House ventilation according to Technical Building Code (CTE). With microventilation fitted into carpentry and extraction vents in bathroom and kitchen ceilings.
- Air conditioning installation, air-to-air system with Climaver-type fibre ducts and supply and return grilles painted white.
- Intercom.
- Parking accessed by car lift.
- Kitchen is equipped with SIEMENS or similar appliances (Refrigerator, Dishwasher, Oven, Washing Machine, Extractor Hood and Vitroceramic). In some cases the washing machine will be in the secondary bathroom.

COMMON AREAS

- Building hallway with porcelain stoneware flooring and walls made with different materials depending on the Project Management's design, with several home décor items.
- Stamped concrete flooring in underground parking area.
- Fire detection system with sensors and alarms.
- Indoor swimming-pool with its own toilets.

The information and graphic materials in this document are for information purposes only, they have no contractual value and may be subject to changes due to technical or legal requirements or at the initiative of the Project Management. The gardening, decor and furniture are solely for decorative purposes and are not binding. The rest of the information related to Andalusian Government Royal Decree 218/2005 is available and can be viewed at our offices.

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