

GENERAL QUALITIES THROUGHOUT THE BUILDING / MEMORIA DE CALIDADES





STRUCTURE, ROOF AND FACADE

The buildings historical façade is rehabilitated and painted in terms of ornamentation and preserved according to the history according to specifications set by the Management of Urbanism in Malaga.

Original rehabilitated brick walls, the grooves will have cement mortar and waterproof protection.

Reinforcement of the foundation of the building using Micropiles.

Sloped roof tiles with thermal isolation and inverted cover applied in accessible areas.



EXTERIOR CARPENTRY AND COMMON AREAS

Exterior facade windows of wood and carpentry conservating the original facade.

Aluminium profiles ensure that the interior and exterior floors are levelled and provide a smooth transition between rooms and materials.

Rehabilitation of existing staircase of white marble floor preserving its structure and quality according to current regulations and rehabilitating railing and handrail.

The walls of the staircase box finished with stucco plaster.



CEILING AND LIGHTING

False ceilings of plasterboard or similar are provided throughout the apartment to enable a smooth integration of lighting fixtures.

Wooden ceilings recovering the existing wood structure rehabilitated and treated with anti-termite and with oils to protect and give an appearance to the aged wood.

Curtain boxes on selected windows.



WALLS AND INTERIOR CARPENTRY

False ceilings of plasterboard or similar throughout the Partitions of Pladur or similar. Acoustic isolation will be used on floors and dividing walls will be used for acoustic insulation according to Technical Code regulations.

All apartments will be painted in smooth white plastic paint and brick recovery of dividing walls treated with protective varnishes.

ENTRANCE DOOR

Natural oak finished doors with security bolting, anti-noise rubber and hidden hinges. Door handle and security lock in satin stainless steel (or similar).

INTERIOR DOORS

The interior doors have a free height of 240 cm and are made of wood with a smooth white lacquered matte finish, fitted with hidden hinges. Door handles in satin stainless steel.



GLAZING

Exterior windows and doors from Schüco (or similar), a leading supplier of high-quality windows, doors and façade systems made from aluminium. Schüco (or similar) products offer design, comfort, security and energy efficiency.

Safety glass and thermal bridge breakage 4 + 4 + 12 + 4 laminate.

Air chamber and thermal bridge breakage.

All exterior windows and doors are with safety glass, air chamber and thermal bridge breakage and incorporate double glazing,

featuring additional thermal insulation and solar protection.



FLOORING

EXTERIOR FLOORING

Terraces will be covered with synthetic wooden deck from TimberTech or similar brand.

The communal areas of the building including the patio will be tiled using high-quality porcelain and stone according to the architect's design.

INTERIOR FLOORING

All rooms except bathrooms will be covered in oak wood including the interior stairs.



KITCHEN UNITS

The modern kitchens, designed and supplied by the Scandinavian brand Nordic Muebles, combine functionality with aesthetics.

Open plan kitchens with integrated LED lighting.

The kitchen cabinets are finished matt lacquer with design requirements of each type of apartment in Pozos Dulces 29.

The worktops are made of white porcelain composite to ensure durability and resistance, the backsplash is made of same (or similar) material finish.

Colour choices kitchen cabinets: White or Grey Colour
Choices worktops: White marble or Dark marble (Fossil)





KITCHEN APPLIANCES

Fully fitted kitchens with high-end design AEG appliances (or similar):

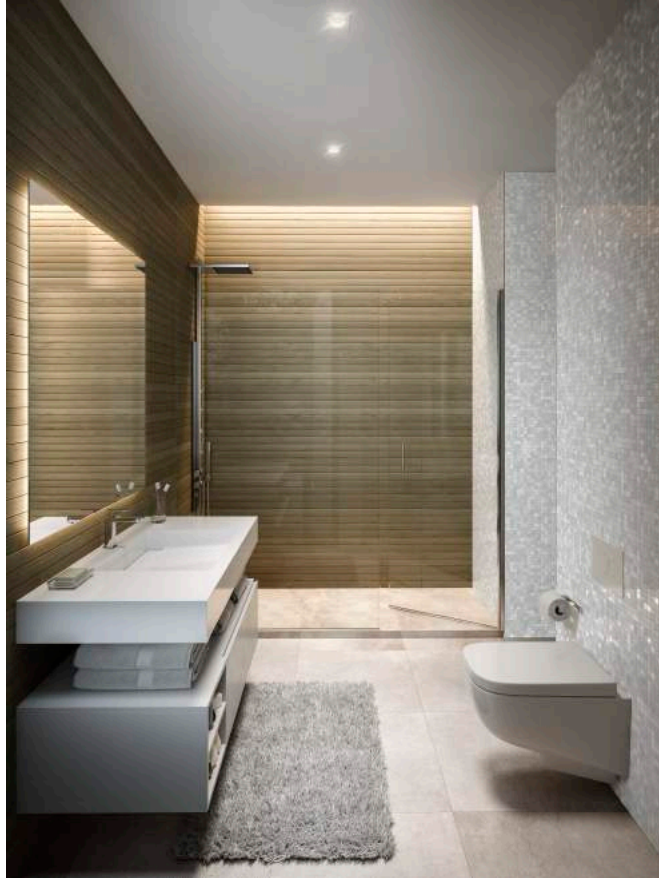
- AEG (or similar) integrated refrigerator and freezer.
- AEG (or similar) multi-task oven
- AEG (or similar) induction hob, frameless design with easy touch and sprint function.
- Kitchen hood extractor fan with led lighting.
- AEG (or similar) stainless steel microwave with auto cook and grill function
- AEG (or similar) fully integrated dishwasher



LAUNDRY

Washer and Dryer combo machines from AEG or similar are chosen to free up more space in the apartments.

With the same performance as two separate machines, you can wash and dry in one go. All machines placed in the bathrooms for the best possible noise reduction.



POWDER ROOM & BATHROOMS

Walls of the powder room are laid with an elegant imitation of Baldosa Hidraulica from Procelanosa (or similar) to reflect the history of the building.

Powder rooms feature from floor to ceiling, rectified ceramic wall tile with a realistic stone pattern presented with a raised linear pattern and a matt finish from Procelanosa (or similar).

Bathrooms feature an elegant mixture from floor to ceiling of high-quality porcelain tiling of Vidrio Blanco mosaic and Lexington Maple with wood effect of rectified ceramic wall tile with a realistic grain from Procelanosa (or similar).

The floor of the wet area in bathrooms will be laid with Newport nature anti-slip tile from Procelanosa (or similar) 60 cm x 60 cm.

The shower will be fitted with glass partitions and with counter mounted taps from Dornbracht (or similar), shower head of 26 cm x 26 cm.

The washbasins are made out of solid surface white resin or porcelain combined.

Villeroy & Boch (or similar) sink finished with high-quality taps from IMO Collection by Dornbracht (or similar).

White porcelain suspended toilet Subway by Villeroy & Boch (or similar) with a soft close function is installed. All bathrooms will have electric floor heating and towel dryers.



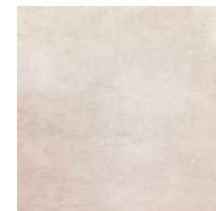
Cancun Caliza



Vidrio Blanco



Imitation of Baldosa Hidraulica



Newport Nature



Lexington Maple



DUPLEX MASTER BATHROOMS



Manhattan Maple

Duplex master bathrooms feature an elegant floor to ceiling high-quality tiling of Lexington Maple with wood effect of rectified ceramic wall tile with a realistic grain from Procelanosa (or similar). The floor of the wet area in bathrooms will have Manhattan Maple from Procelanosa (or similar).

Wood effect large format rectified ceramic wall tile with a realistic grain, raised linear pattern and a matt finish. Rest of the floor with elegant imitation of Baldosa Hidraulica or similar.

The shower will be fitted with glass partitions and with counter mounted taps from Dornbracht (or similar), shower head of 26 cm x 26 cm.

The washbasins are made out of solid surface white resin or porcelain combined. Villeroy & Boch (or similar) sink finished with high-quality taps from IMO Collection by Dornbracht (or similar).

White porcelain suspended toilet Subway by Villeroy & Boch (or similar) with a soft close function is installed.

All bathrooms will have electric floor heating and towel dryers



Lexington Maple



Imitation of Baldosa Hidraulica

DISCLAIMER

The information provided here may be subject to modifications imposed by the competent authority, as well as those that are motivated by technical or legal requirements made manifest during its execution (RD 515/89). This document is a commercial presentation of qualities.

TOSHIBA



CLIMATIZATION SYSTEM AND HOT WATER

Aerothermal machines are heat pumps designed to provide cooling in summer, heating in winter and hot water. System brands will be Muovitech, Toshiba, or similar.

TECHNICAL INSTALLATIONS & OTHER APPLIANCES

Complete installation of telecommunica- tions,

VHF, UHF, FM according to current regulations.

High-Speed Internet

Video door intercom and security systemMechanisms of electricity and telecommunications type Niessen,

Olas or similar. Thyssen type elevator, Otis or similar

EXTRA FEATURES TO ADD-ON *

JACUZZI FOR DUPLEX TERRACES



FLOOR HEATING ALL ROOMS



** Not included in the standard listing price.*