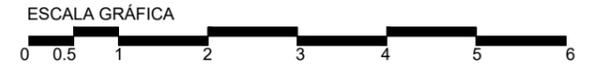


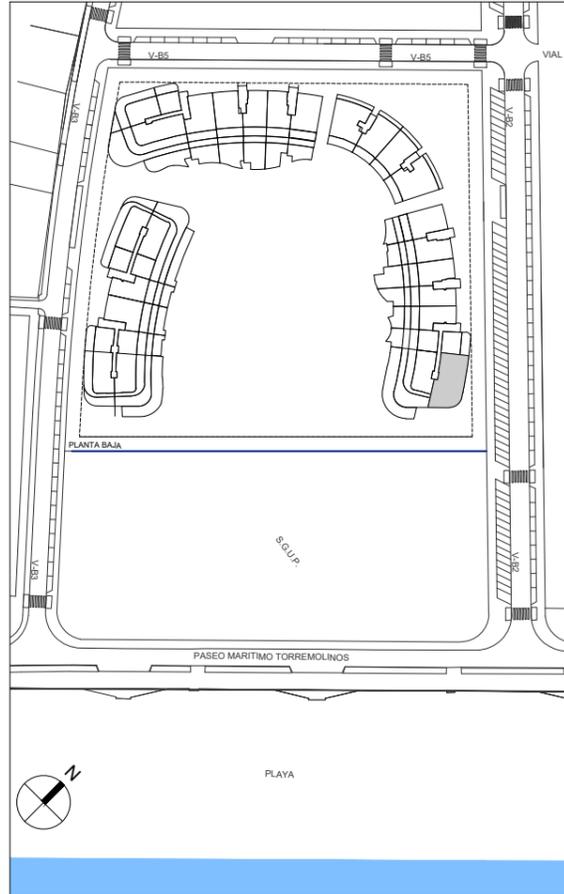
# Parcela B4 " La Cizaña "

## Torremolinos



### Vivienda 2 Dormitorios Portal 1 Tipo D0

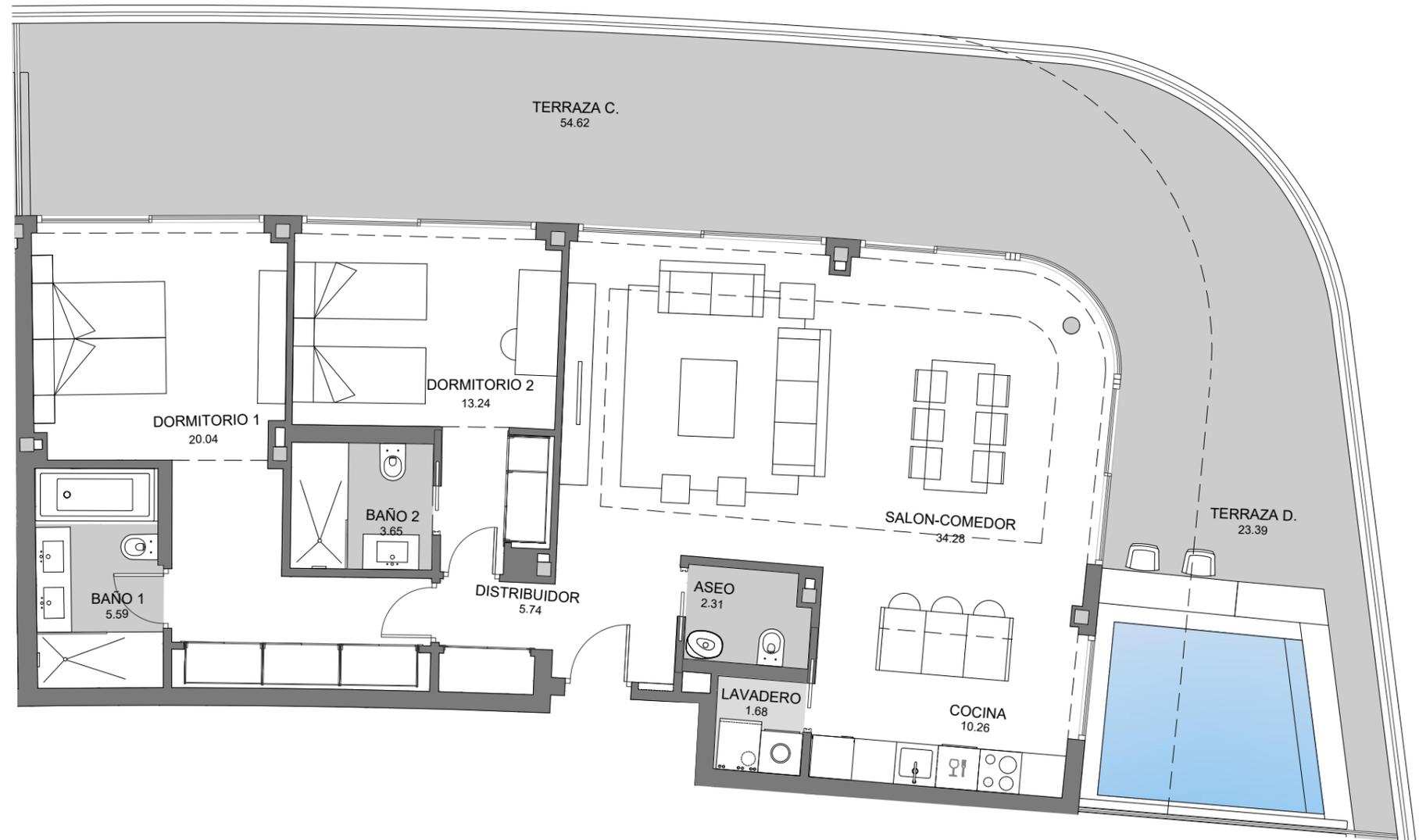
Ubicación de la Vivienda



Superficie útil interior	96.94 m <sup>2</sup>
Superficie útil terraza	78.01 m <sup>2</sup>
<b>Total útil</b>	<b>174.95 m<sup>2</sup></b>

Superficie construida interior	107.84 m <sup>2</sup>
Superficie construida terraza	88.27 m <sup>2</sup>
<b>Total construida + PPZC</b>	<b>210.90 m<sup>2</sup></b>

DECRETO 218/2005	
Superficie útil	106.63 m <sup>2</sup>
Superficie construida	142.60 m <sup>2</sup>



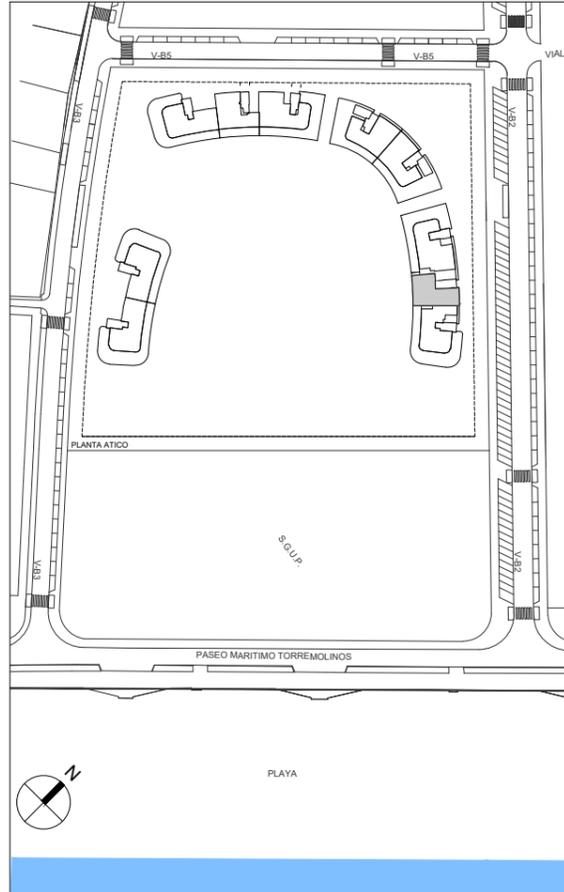
# Parcela B4 " La Cizaña "

## Torremolinos



### Vivienda 2 Dormitorios Portal 2 Tipo A4

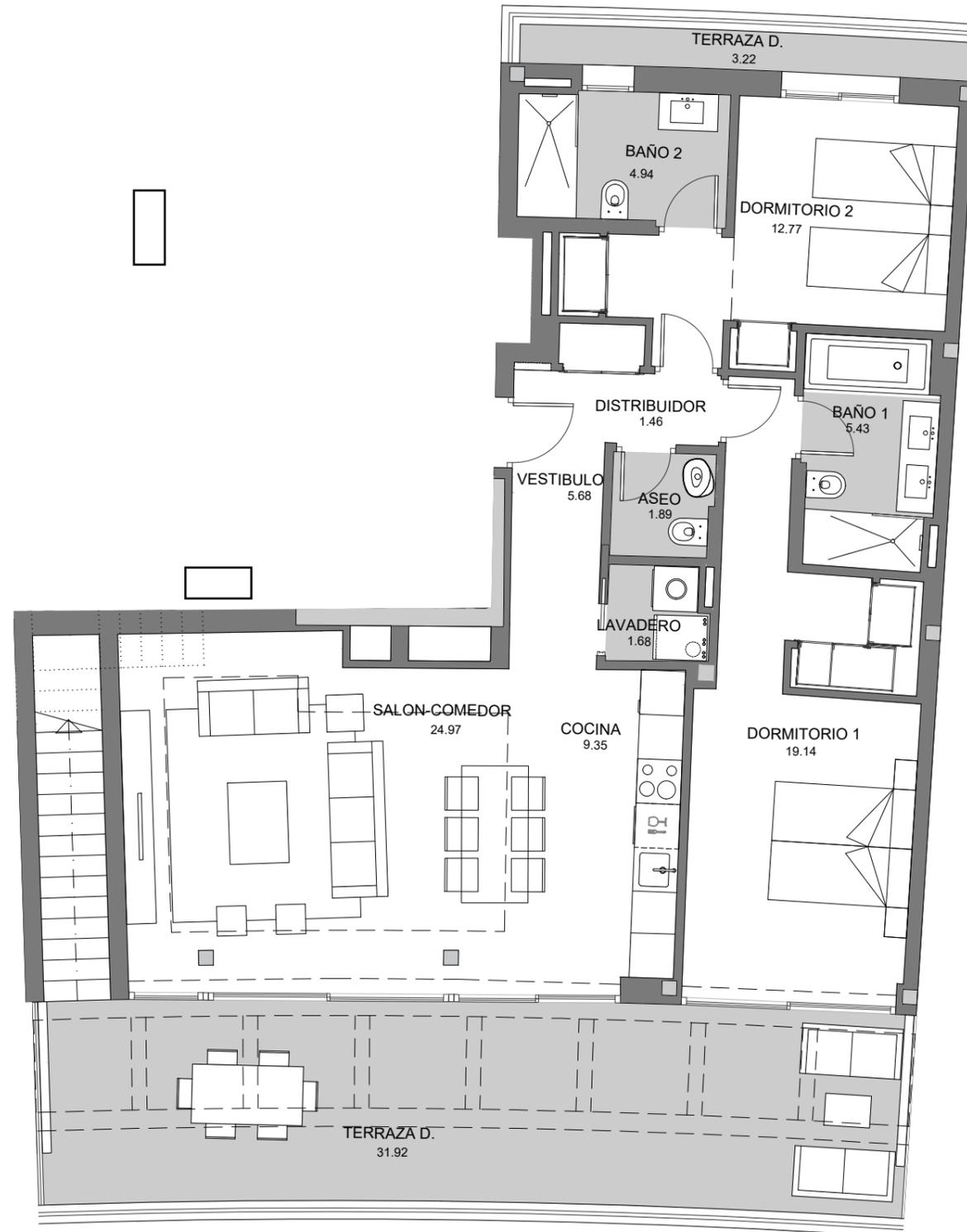
Ubicación de la Vivienda



Superficie útil interior	87.05 m <sup>2</sup>
Superficie útil terraza	35.36 m <sup>2</sup>
Superficie útil solarium	64.76 m <sup>2</sup>
<b>Total útil</b>	<b>187.17 m<sup>2</sup></b>

Superficie construida interior	103.06 m <sup>2</sup>
Superficie construida terraza	40.22 m <sup>2</sup>
Superficie construida solarium	70.84 m <sup>2</sup>
<b>Total construida + PPZC</b>	<b>222.65 m<sup>2</sup></b>

DECRETO 218/2005	
Superficie útil	95.76 m <sup>2</sup>
Superficie construida	131.22 m <sup>2</sup>

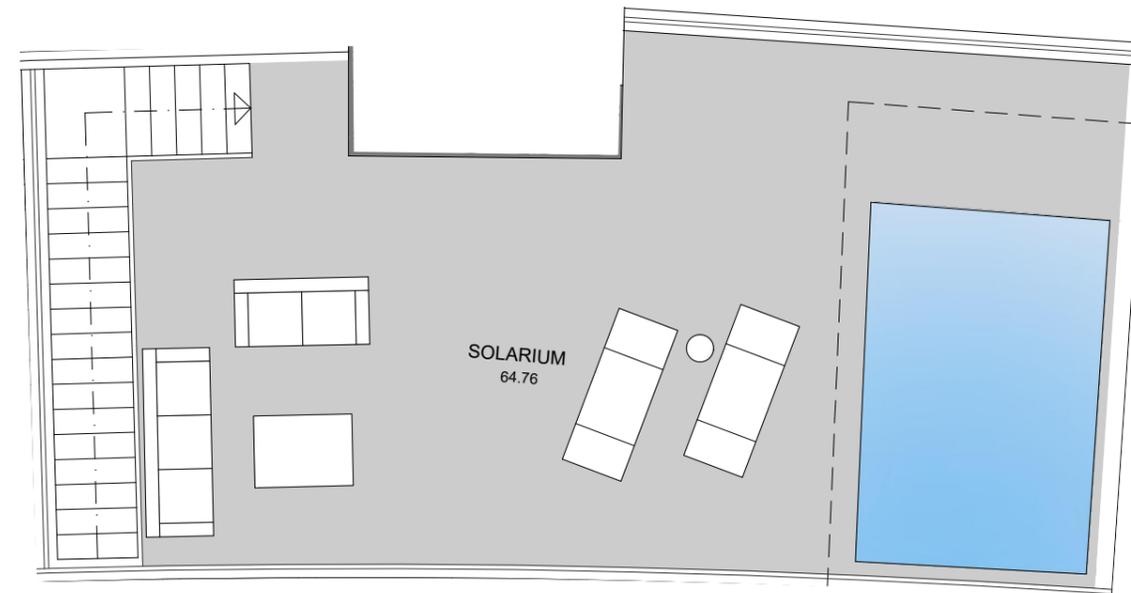
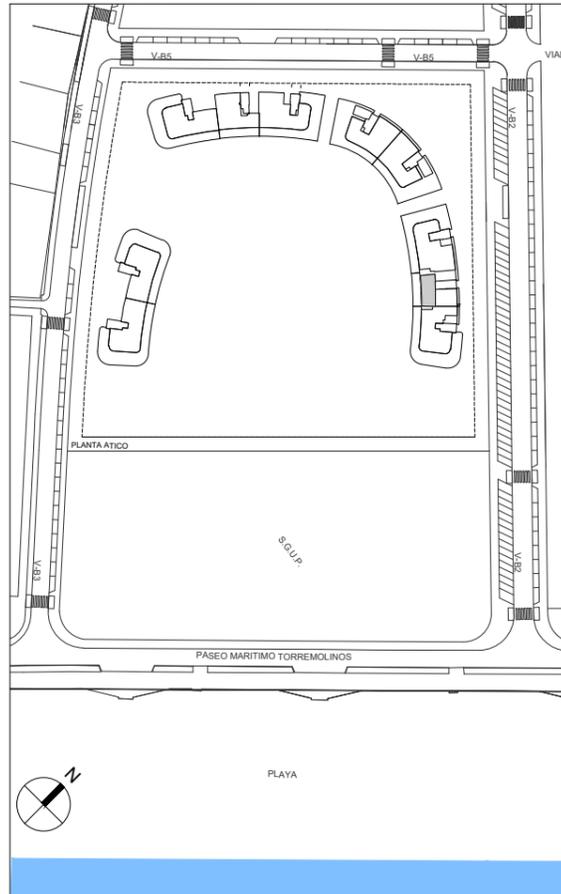


# Parcela B4 " La Cizaña " Torremolinos



## Solarium Vivienda Portal 2 Tipo A4

Ubicación de la Vivienda



Superficie útil interior	87.05 m <sup>2</sup>
Superficie útil terraza	35.36 m <sup>2</sup>
Superficie útil solarium	64.76 m <sup>2</sup>
<b>Total útil</b>	<b>187.17 m<sup>2</sup></b>

Superficie construida interior	103.06 m <sup>2</sup>
Superficie construida terraza	40.22 m <sup>2</sup>
Superficie construida solarium	70.84 m <sup>2</sup>
<b>Total construida + PPZC</b>	<b>222.65 m<sup>2</sup></b>

DECRETO 218/2005	
Superficie útil	95.76 m <sup>2</sup>
Superficie construida	131.22 m <sup>2</sup>



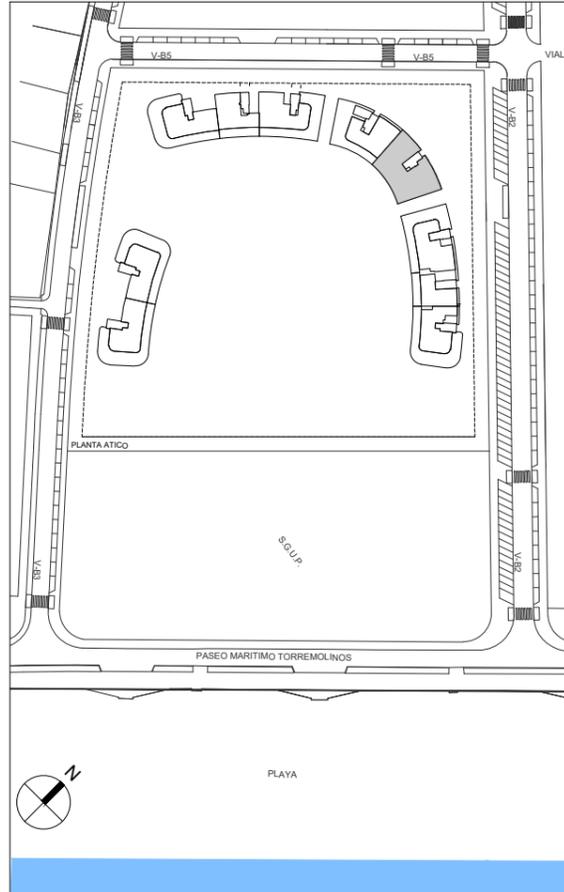
# Parcela B4 " La Cizaña "

## Torremolinos



### Vivienda 3 Dormitorios Portal 4 Tipo A4

Ubicación de la Vivienda



Superficie útil interior	134.17 m <sup>2</sup>
Superficie útil terraza	132.15 m <sup>2</sup>
Superficie útil solarium	94.48 m <sup>2</sup>
<b>Total útil</b>	<b>360.08 m<sup>2</sup></b>

Superficie construida interior	154.18 m <sup>2</sup>
Superficie construida terraza	141.07 m <sup>2</sup>
Superficie construida solarium	106.02 m <sup>2</sup>
<b>Total construida + PPZC</b>	<b>414.27 m<sup>2</sup></b>

DECRETO 218/2005	
Superficie útil	147.59 m <sup>2</sup>
Superficie construida	201.17 m <sup>2</sup>



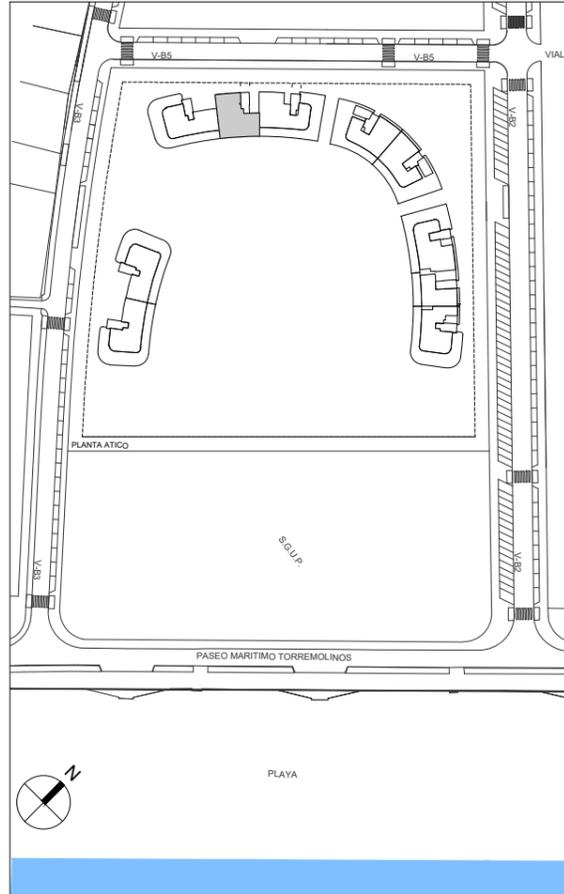
# Parcela B4 " La Cizaña "

## Torremolinos



### Vivienda 3 Dormitorios Portal 7 Tipo A4

Ubicación de la Vivienda



Superficie útil interior	115.40 m <sup>2</sup>
Superficie útil terraza	42.88 m <sup>2</sup>
Superficie útil solarium	78.87 m <sup>2</sup>
<b>Total útil</b>	<b>237.15 m<sup>2</sup></b>

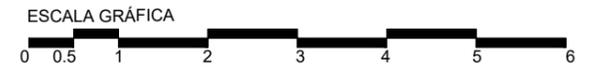
Superficie construida interior	134.23 m <sup>2</sup>
Superficie construida terraza	49.06 m <sup>2</sup>
Superficie construida solarium	86.13 m <sup>2</sup>
<b>Total construida + PPZC</b>	<b>280.66 m<sup>2</sup></b>

DECRETO 218/2005	
Superficie útil	126.94 m <sup>2</sup>
Superficie construida	170.49 m <sup>2</sup>



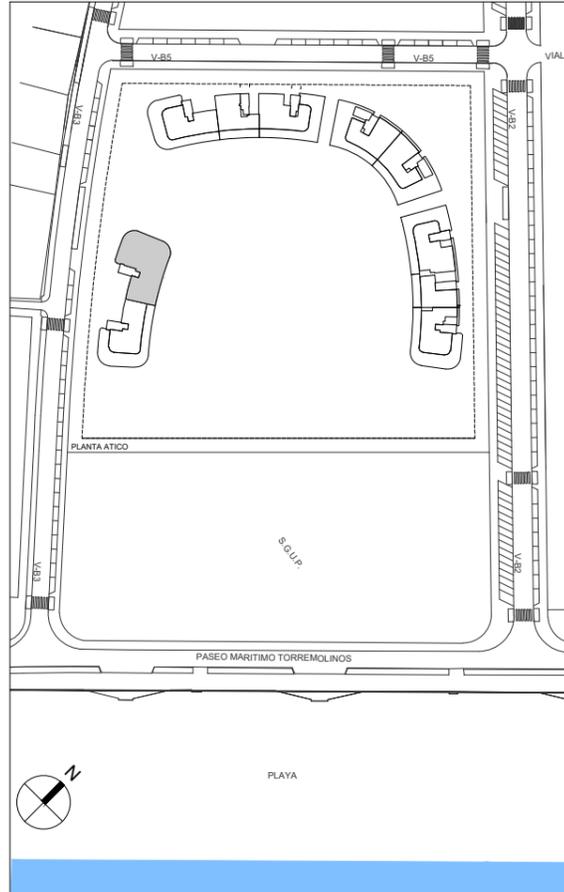
# Parcela B4 " La Cizaña "

## Torremolinos



### Vivienda 3 Dormitorios Portal 9 Tipo A4

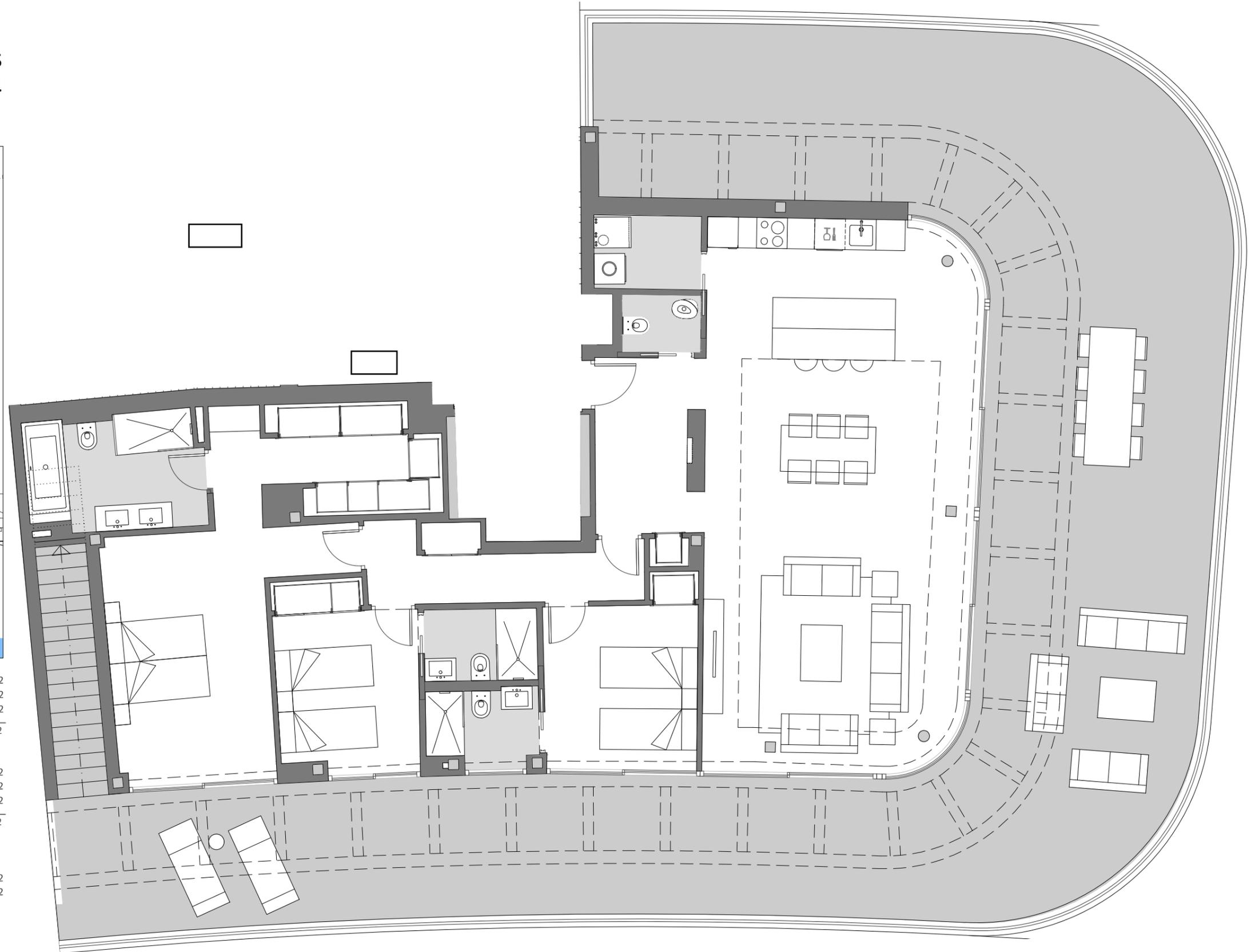
Ubicación de la Vivienda



Superficie útil interior	135.00 m <sup>2</sup>
Superficie útil terraza	149.12 m <sup>2</sup>
Superficie útil solarium	157.94 m <sup>2</sup>
<b>Total útil</b>	<b>442.06 m<sup>2</sup></b>

Superficie construida interior	162.16 m <sup>2</sup>
Superficie construida terraza	162.04 m <sup>2</sup>
Superficie construida solarium	168.04 m <sup>2</sup>
<b>Total construida + PPZC</b>	<b>505.45 m<sup>2</sup></b>

DECRETO 218/2005	
Superficie útil	148.50 m <sup>2</sup>
Superficie construida	211.87 m <sup>2</sup>

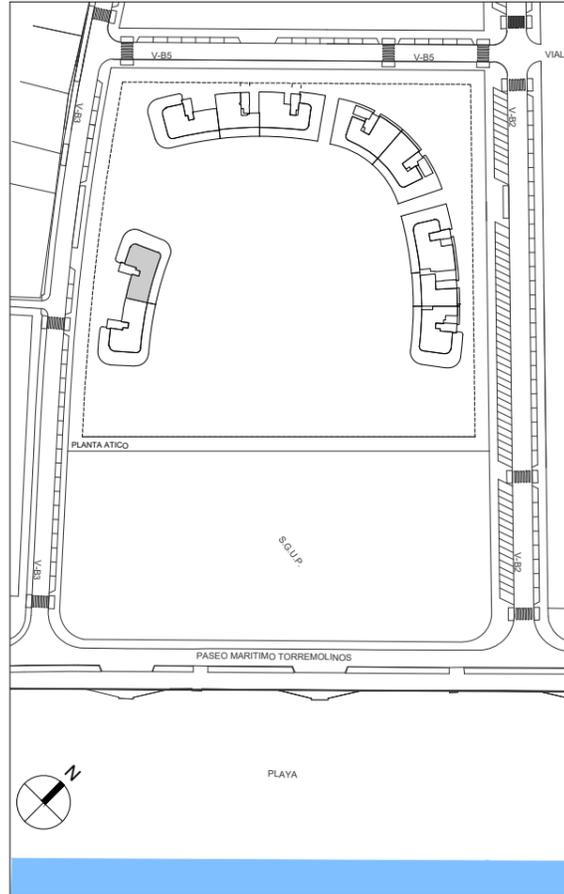


# Parcela B4 " La Cizaña "

## Torremolinos

### Solarium Vivienda Portal 9 Tipo A4

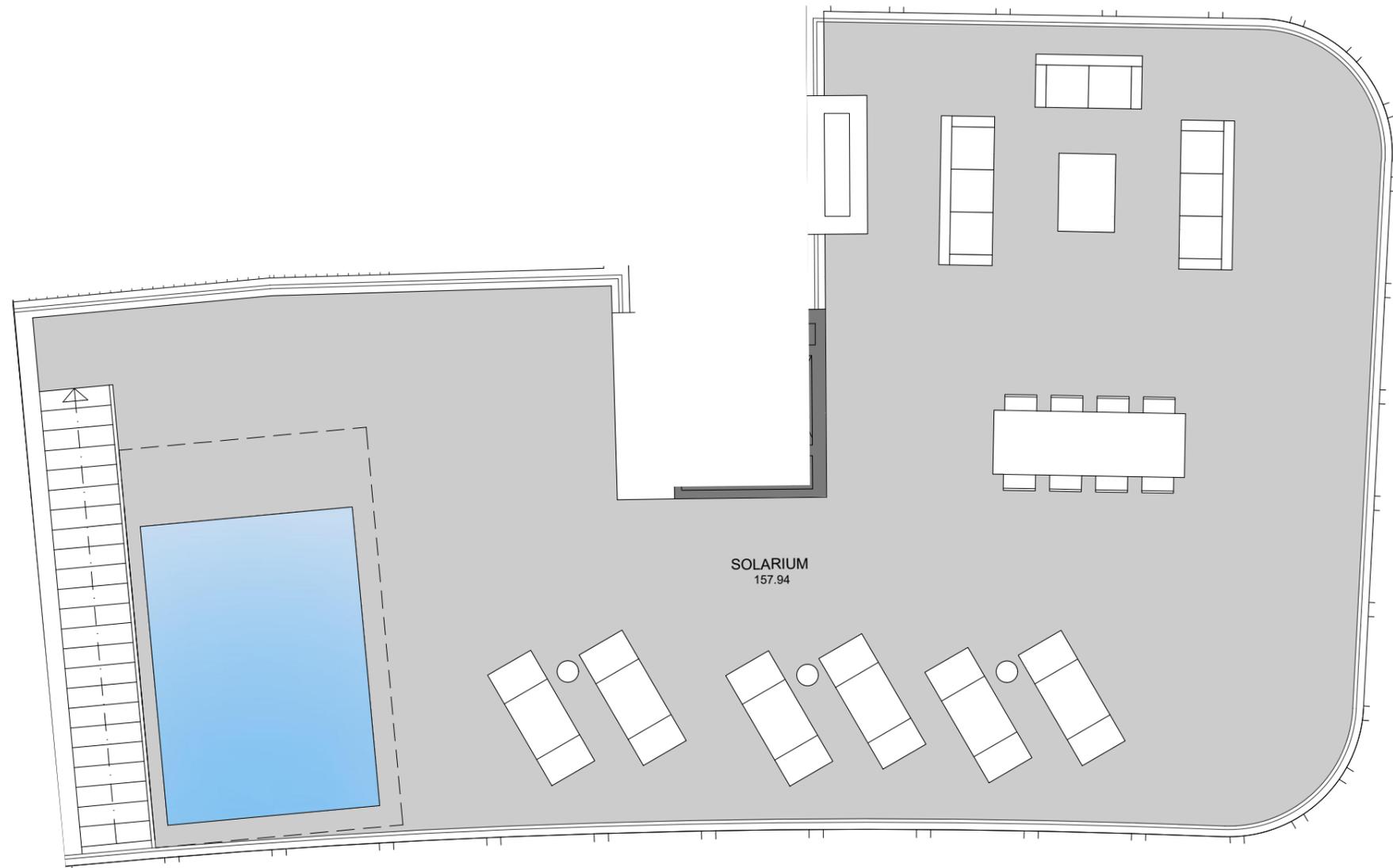
Ubicación de la Vivienda



Superficie útil interior	135.00 m <sup>2</sup>
Superficie útil terraza	149.12 m <sup>2</sup>
Superficie útil solarium	157.94 m <sup>2</sup>
<b>Total útil</b>	<b>442.06 m<sup>2</sup></b>

Superficie construida interior	162.16 m <sup>2</sup>
Superficie construida terraza	162.04 m <sup>2</sup>
Superficie construida solarium	168.04 m <sup>2</sup>
<b>Total construida + PPZC</b>	<b>505.45 m<sup>2</sup></b>

DECRETO 218/2005	
Superficie útil	148.50 m <sup>2</sup>
Superficie construida	211.87 m <sup>2</sup>





# Contents

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| <b>2</b> Facade                      | <b>7</b> Flooring and tiling     | <b>12</b> Electricity, TV and telephone systems          | <b>17</b> Energy Classification |
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| <b>4</b> Exterior metalwork          | <b>9</b> Bathroom units and taps | <b>14</b> Ventilation and fan extraction system          |                                 |
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# 1 Foundations and structure

The **foundations** will be built in reinforced concrete, whereas the **structure** will be a combination of metal and reinforced concrete, according to the current regulations.

# 2 Facade

**Off-site facade** accomplished by means of a self-supporting modular system of galvanised steel tubular pieces fitted to the floor framing, with two layers: a cement and a water-repellent layer. Interior layers made of self-supporting cladded insulation in the inside with mineral wool and double layer of laminated plastering. Exterior finish in glass/ aluminium or GRC panels (depending on area).

# 3 Roofing

The **technical roofs**, which will be fitted with the external units of the arothermal heating systems, will be finished as non-walkable flat roofs with **thermal insulation and gravel protection**.

They will be conveniently separated from the properties as well as **sound-proofed**.

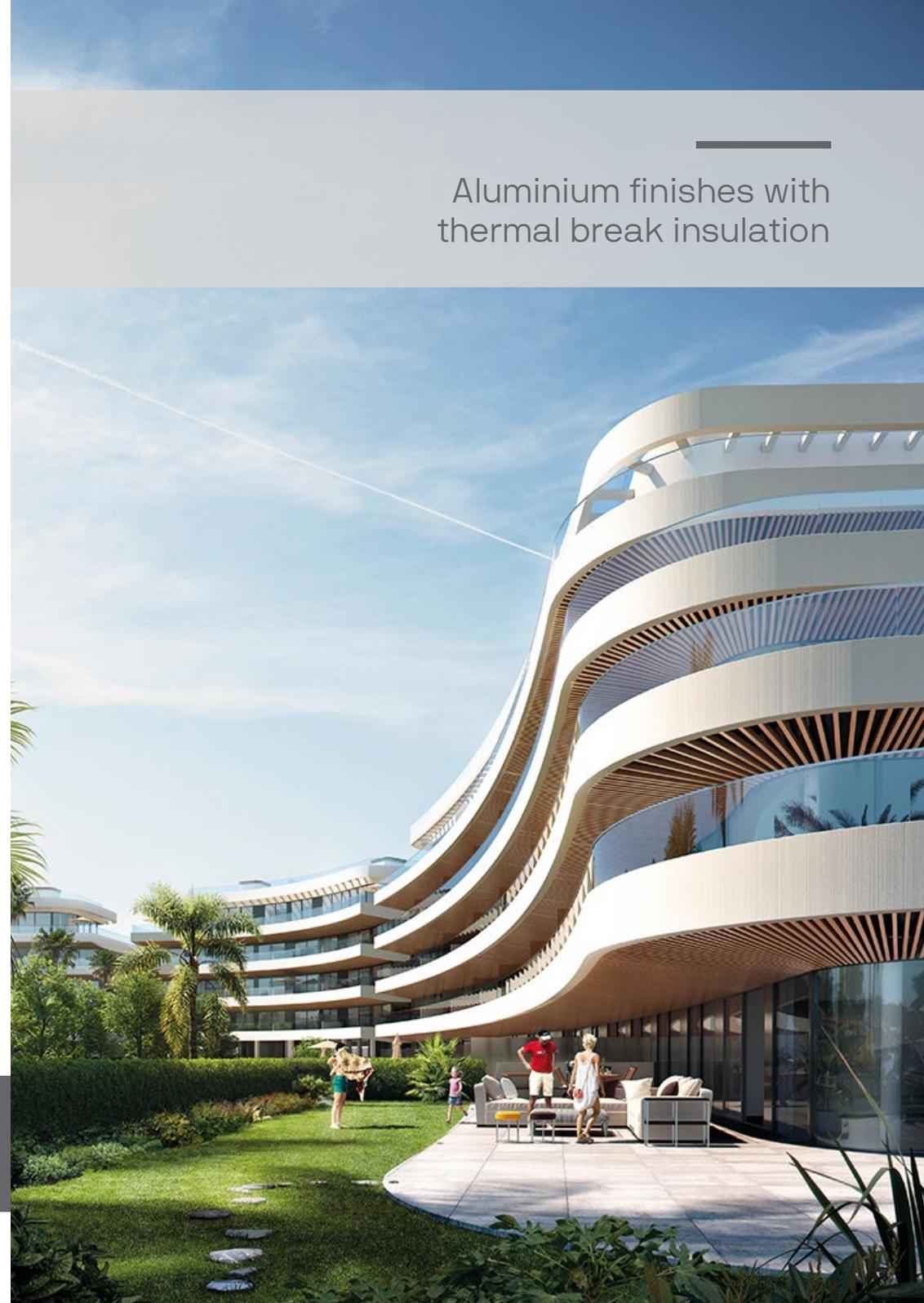
# 4 Exterior metalwork

Aluminium finishes in the entire property, in exterior windows and doors (sliding, fixed or tilt-and-turn) with **thermal break insulation**, a lacquered finish, double glazing with thermal insulation and high-performance sound blockage. Electrically-activated Venetian blinds provide darkening of the rooms.

Aluminium finishes  
with thermal  
break insulation



Aluminium finishes with  
thermal break insulation





## 5 Interior metal and woodwork

Access to the property will be provided through a **security door with security lock**, finished in a lacquered panel in consonance with the other interior metal and woodwork.

The remaining doors will be plain and lacquered, with locks in bathrooms and master bedroom.

**Modular wardrobes** with hinged doors in a lacquer-finish in consonance with the other metal and woodwork. Wardrobes are provided top shelf and a hanging bar.

## 6 Walls and insulation

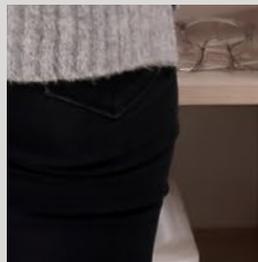
The interior walls will be insulated drywalls.

The walls between the properties and those between the properties and the community areas will be provided with sound-absorbing cladded brickwork on both sides, drywalls and insulation.

Adequate thermal and sound insulation

Modular wardrobes with hinged doors and interior lining

The images are not real and serve illustration purposes only



The images are not real and serve illustration purposes only



## 7 Flooring and tiling

The flooring of the main areas of the property and the kitchen will be layered with **premium porcelain stoneware** selected by our supplier, Gunni & Trentino, with white embedded wood skirting boards in consonance with the rest of the wood work.

The bathrooms will be provided with **premium porcelain stoneware** flooring supplied by Gunni & Trentino.

The terraces will be layered with anti-slip **premium porcelain stoneware** flooring supplied by Gunni & Trentino, layered on raised floor supports in all levels.



**A** Flooring for living-room, bedrooms, kitchen and terraces (anti-slip)

Ivory Light Grey Natural  
90 cm x 90 cm  
Porcelain stoneware

Flooring in bathrooms

Ivory Light Grey Natural  
60 cm x 60 cm  
Porcelain stoneware

# 8 Bathrooms

All the walls of the main bathroom will be tiled.

The main wall and the damp areas of the secondary bathrooms and washrooms will be tiled, with the remaining walls being painted in plastic paint.



The images are not real and serve illustration purposes only

## Washroom

- Suspended WCs with cushioned closing system, depending on the available space.
- Floor tank WC with cushioned closing system.
- Palomba standalone wash basin.
- Jingle wash basin tap.

## Main bathroom    ZUCCHETTI. KOS    LAUFEN    BOSSINI

- Suspended WCs with cushioned closing system (floor tank WC in the cases where the available space is insufficient, option 1).
- Floor tank WC with cushioned closing system (option 2).
- Solid Surface embedded double wash basin.
- Chrome-finished wash basin taps.
- Bathtub with overflow system in acrylic finish.
- Solid Surface shower base.
- 2 faucet single lever tap with handheld piece and directional support.
- Wall-mounted rainfall shower.

## Secondary bathroom    ZUCCHETTI. KOS    LAUFEN    BOSSINI

- Solid Surface embedded single wash basin.
- Wall-embedded wash basin taps in chrome finish.
- Solid Surface shower base.
- 2 faucet single lever tap with handheld piece and directional support.
- Wall-mounted shower.
- Suspended WCs with cushioned closing system (floor tank WC in the cases where the available space is insufficient, option 1).
- Floor tank WC with cushioned closing system (option 2).

Large spaces to make  
your life more  
comfortable

## 9 Bathroom units and taps

The interior water supply ducts are made of reticulated polyurethane.

In bathrooms, the bathroom units are made of **vitrified porcelain** by Gunni & Trentino, except for the acrylic bathtubs, and shower bases, which are provided by Solid Surface.

Bathtubs and showers are provided with Gunni & Trentino taps. The remaining bathroom units have single lever taps. All taps and bathroom units are provided with **water efficiency systems**.

Solid wash basins by Solid Surface.

## 10 Kitchens



We propose a kitchen where the lines are simple and the doors and cupboards are plain. Elegance and functionality are the decorative features of this **contemporary kitchen**.

Includes wooden drawer organizer, anti-slip liners in drawers and trays. LED lights under top units and rubbish bin. Lacquered furniture and top glass units is optional.

**Bosh appliances:** induction cooker, carbon filter cooker hood, oven, microwave oven, fridge and integrated dish-washer, integrated washing-machine and/or installation at choice.



## 11 Suspended ceilings and paintwork

The suspended ceilings are made of continuous laminated plasterboard in the entire property with manholes in areas where interior air-conditioning units will be placed.

Plain plastic paint will be applied to untiled walls and ceilings.

## 12 Electricity, TV and telephone systems

The electrical system will be installed to provide high electrical power, following the Low Tension Electro-Technical Standards. Lighting is provided with LED dichroic spotlights in bathrooms and corridors. Living-room and bedrooms are provided with TV, telephone and telecommunications connections and terraces are provided with a TV connection.

Presence detectors are installed in community areas.

Light switches are provided by Simón, series 100.

LED lamps in community areas and development areas.

Electronic video intercom with call receiver and colour image.

The lifts have automated doors and can accommodate up to 8 people (630 kg) with 6 stops, basement, ground floor + 4 (except roof).





## 13 Heating, air-conditioning and hot water supply

Full air-conditioning, underfloor heating and sanitary hot water are provided by a central aerothermal system with low profile equipment, heat pump (cooling and heating) and fibreglass ducts.

The interior unit is mounted in the suspended ceiling of bathrooms.

## 14 Ventilation and fan extraction system

The properties are provided with interior air renovation systems with extractor fans in bathrooms, kitchens and utility rooms.



The images are not real and serve illustration purposes only



## 15 Access and community areas

The floors in the blocks' hallways and the community areas will be layered with porcelain stoneware. Plain plastic paint on walls and ceilings with aluminium, glass and wood decoration.

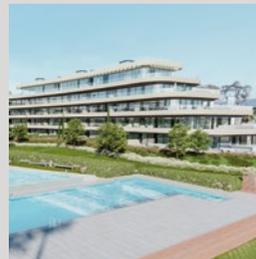
Community swimming-pools, outdoor and indoor pools with salt-chlorination systems.

Large garden areas.

Access control booth.



A development designed with the quality of life of its residents in mind



Vehicle access is provided by an automated door

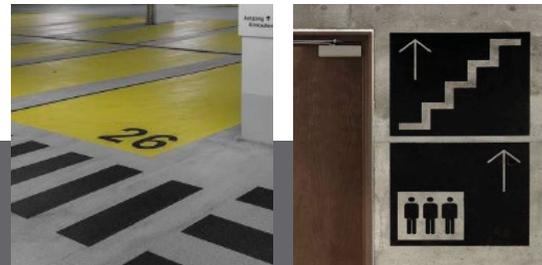
## 16 Community parking space

Vehicle access is provided by an automated door.

The flooring will be mechanically-smoothed concrete.

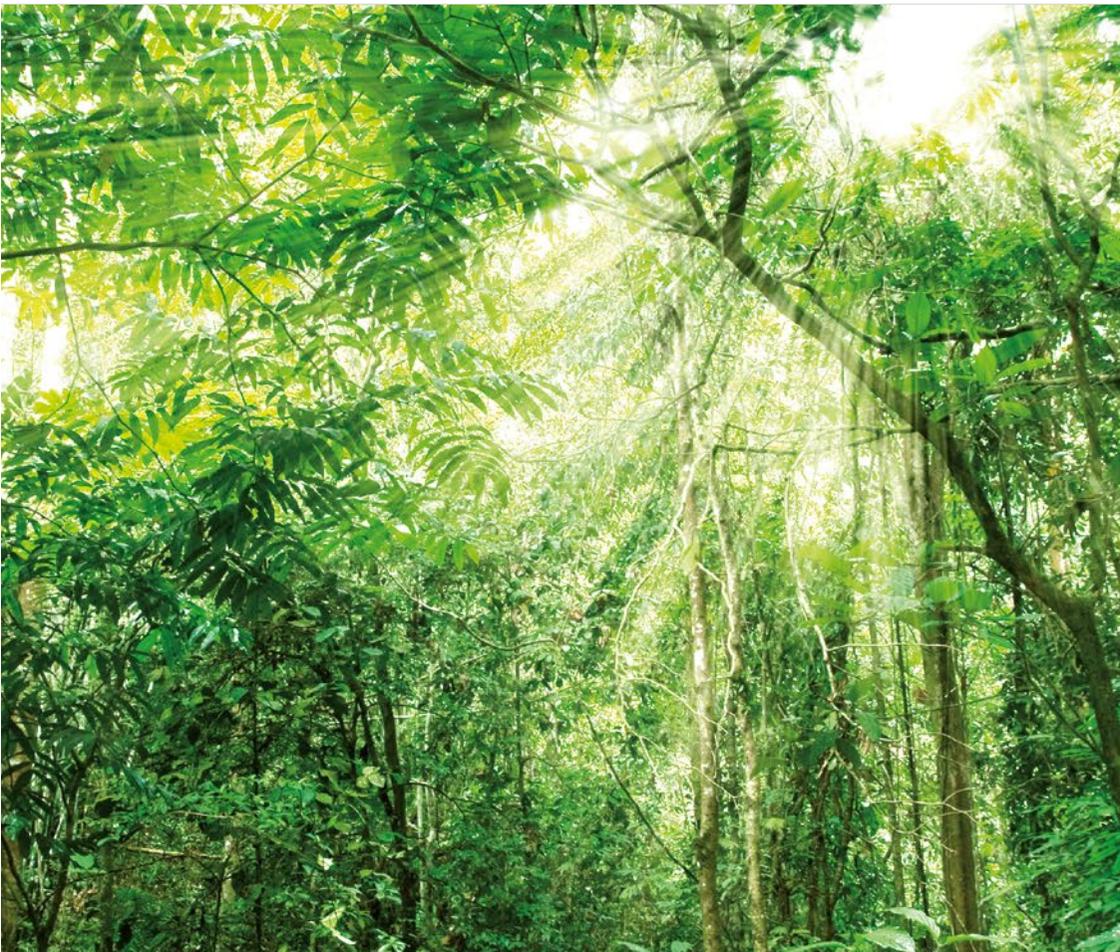
The storage rooms and interior areas will be finished in stoneware flooring.

The walls in the parking area will be made of concrete.



Parking space markings and pictograms

The images are not real and serve illustration purposes only



Our quality standards provide excellent outcomes to guarantee the users' comfort and enjoyment of their home, with not alone the best quality materials in the market, but also the lowest energy consumption.



## 17 Energy classification



Improvement of construction solutions in order to optimise energy consumption and guarantee user comfort and enjoyment.



LED bulbs are used in various areas of the building, thus guaranteeing optimal consumption, durability and efficiency.



Latest technology in air-conditioning and air-quality systems, with prioritisation of the final outcome product as well as low consumption.

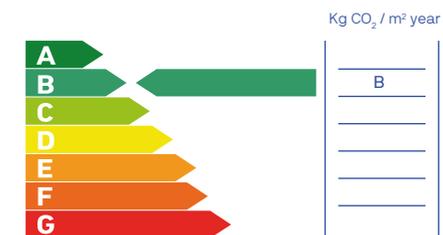


Sanitary units that are environmentally friendly. Their low consumption provides significant savings on the water bill as well as contributing to improve our environment.

### Non-renewable primary energy use



### Carbon dioxide emissions



**Note:** This information, drawings, measurements, dimensions and graphic documentation are for guidance only and they are not contractually binding. They may be subject to potential modifications due to technical, legal or administrative requirements deriving from the granting of the necessary permits and authorisations, as well as any construction or design requirements the Construction Managers might need to consider, without detriment to quality. The furniture, garden features and appliances are shown with illustration purposes only and therefore they will not be included in the property, except in the cases where these are specifically included in the list of materials. The wardrobe dimensions refer to the necessary building gaps. The kitchen furniture and the layout of the appliances may vary slightly subject to their final assembly. The flooring and tiling are also shown for illustration purposes only and modifications may apply.

