

○ Casa Banderas

○ Mijas

Quality specifications for my home

(Phase II)

Benefits of a dos puntos home



01 Outside:

Façades

Your home will have a ceramic brick façade finished with continuous white cladding. There will be a thermally insulated chamber lined with laminated plaster.

Roof

The building will have a flat roof with thermal insulation on the outer layers, tiles to protect areas containing systems and a non-slip finish in private and communal areas for use by the owners.



02 Before you go in:

Entrance hall

The buildings' entrance halls will have stoneware flooring and sunken doormats. Interior wall surfaces decorated with a combination of different materials and mirrors. Stainless steel lift front.

Communal areas

Features such as master keys for enhanced management of entrances. Efficient lighting systems with smart sectorisation and presence detection. Stairs and landings made of quality finishes in keeping with the rest of the building.

Lifts

Your home will have lifts built with the latest technology with a system of selective downward control, decorated lift cabin and sliding stainless steel doors.

Garajes and storerooms

The garages will be specially well-designed with asphalt paving and all the protection and signage in compliance with the applicable regulations.

Electric vehicle charging points will come preinstalled in accordance with the ITC 52 regulations.



03 Comfort:

Lighting

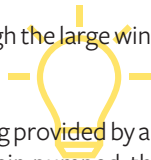
Sunlight will enter your home through the large windows.

Heating and air-conditioning

Your home will have air-conditioning provided by a highly energy-efficient heat pump with air pumped through ducts in false ceilings and a self-regulating thermostat in the living room. The outdoor equipment will be on the communal roof and the indoor equipment will be in the ceiling of one of the bathrooms.

Acoustics

We have taken particular care with noise insulation. In each of the construction solutions we have included it between homes and communal areas so you enjoy a good level of comfort in your home in accordance with the Technical Building Code.



Glazing

Double glazing with a dehydrated air chamber for thermal and noise insulation. The outdoor frames and glazing comply with the Technical Building Code, in particular the Basic Energy Saving and Noise Protection documents.

Exterior window frames

These will be made of lacquered aluminium with a thermal bridge, grey on the outside and white on the inside, sliding or hinged depending on where they are. There will also be a system to block out light with motorised blinds in the bedrooms.

Kitchen furniture

Your kitchen will be furnished on one side with large-capacity tall units and low units with a modern, functional design. The countertop will be twice as hardwearing in the work area and match the kitchen furniture.

Your kitchen will be fitted with a decorative stainless steel extractor hood, glass ceramic hob, electric oven, microwave, washing machine, dishwasher, fridge, sink and mixer taps.

Bathroom furniture

Your bathroom will be fitted with sink on top of a bathroom unit with mixer taps and a decorative mirror in the sink area.

04 Systems:

Plumbing and bathroom fittings

The mains water connections and the interior piping will be made of cross-linked polyethylene.

Your bathroom will come with white vitrified porcelain fittings with a modern design and Tres Loft series taps or similar. The toilets will have a water-saving mechanism and the shower trays will be large-sized.

Water connection on terraces.

The downpipes and drainpipes will be made of PVC in accordance with the instructions in the Technical Building Code, specifically the Basic Healthiness Document.



Domestic hot water

Hot water will be produced by solar panels on the roof, heat exchangers and a tank in the home.

Electricity

The electricity system will be recessed in the homes and equipped with top-quality mechanisms complying with the Low Voltage Electrotechnical Regulations as well as the supplier company's rules. Your terrace will have waterproof power sockets.

Telecommunications

You will have telecommunications sockets in the living rooms, bedrooms and terrace. Cable TV will come pre-installed. Communal aerial to receive standard and satellite channels. Video entryphone system.

05 Finishes:

Ceramic flooring

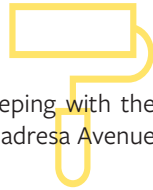
Your home will have Benadresa Dover porcelain floor tiles or similar. The terrace will have the same flooring with a finish fit for outdoor use.

Bathroom tiles

Your bathrooms will be designed in keeping with the latest trends, combining top-quality Benadresa Avenue series ceramic tiles or similar and paint.

Paint

The rest of the vertical and horizontal surfaces in the home will be made of laminated plaster and finished with plain light-coloured plastic paint.



Interior joinery

Your home's front door is shielded with a wooden finish on the inside in keeping with the look of the rest of the doors.

Plain interior joinery with minimal decoration with a lacquered wood finish and chrome accessories to create clean, elegant and timeless spaces.

Wardrobes

The wardrobes have sliding doors and are lined inside with a separate suitcase shelf and hanging bar. In the master bedrooms they are designed in an open dressing room style with shelves at different height

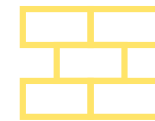
06 Construction:

Foundations

Your home's foundations are designed with concrete units down to the necessary depth based on a geotechnical study.

Structure

The homes' floors will be made of cross-linked concrete slabs while areas with vehicle traffic will be made of solid reinforced concrete blocks. The pillars designed are also made of reinforced concrete. The structure will be checked by a Technical Control Body and by a Type-approved Materials Quality Control Laboratory.



07 Residential area:

We have designed the residential area with the focus on your relaxation and to provide the best possible comfort.

Security

Fences all around the perimeter with manned entrance control and 24/7 CCTV.

Gardens and living spaces

Large gardens areas with natural grass and leafy plants together with decorative water features.

Pools

The residential development has two pools with direct access from communal areas, finished with ceramic material and interior lighting. Deckchairs and sun umbrellas will be provided. Regulatory toilets and showers with fittings to enable people with reduced mobility to enter the pools.

Paddle tennis courts

You will have a regulation paddle tennis court with glazed walls.



Social Club

A building for the community's social use with an equipped and decorated indoor space for the winter, an outdoor area for the summer and an outdoor dining area with barbecues, a bar, a sink with a tap and preinstalled fridge space.

Multipurpose Buildings

A two-storey building with a residents' service and caretaker's office with a gym, sauna and spa on the lower level.

Outdoor Gym