

# Alonia Manilva

## Málaga

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**FOUNDATIONS AND STRUCTURE**

Reinforced concrete with two-way floor slabs in accordance with current regulations.
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**FAÇADES**

Façade enclosure based on brick masonry cladding on the exterior according to façade design, interior thermal insulation, air chamber, lined with laminated plasterboard partitioning on the interior, fixed with metal profiles.

Protection of terraces with masonry parapets and glass railings with metal profiles, according to façade design combination.
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**ROOFING COVERS**

Non-trafficable inverted flat roof with gravel finish.

Walk-on roof finished with non-slip stoneware for exteriors.
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**EXTERIOR CARPENTRY**

PVC or aluminium carpentry on metal frame in façade openings, with thermal break, forming a combination of carpentry and glass with thermal and acoustic performance, according to regulations.

Blinds in bedrooms, made of aluminium slats with injected thermal insulation.

Double glazing with air chamber forming a set of high thermal and acoustic performance.
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**INTERIOR PARTITIONS**

Interior partition walls of laminated plasterboard, with metal load-bearing structure and interior thermal-acoustic insulation.

Separation between dwellings formed by masonry partition walls and laminated plasterboard lining and thermal-acoustic insulation on both sides.

Separation between dwellings and communal areas formed by masonry partition walls, with plaster cladding on the outside and laminated plaster lining and interior thermal-acoustic insulation on the inside.

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**INTERIOR CARPENTRY**

Reinforced door in access to dwelling, lacquered in white, security fittings, exterior handle and optical peephole.

Interior doors with flat door leaf with horizontal grooves, lacquered finish, hanging hardware and handle.

Modular wardrobes, hinged or sliding depending on type, to match interior doors, melamine finish inside, luggage shelf and hanging rail.
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**PAINTING**

Interior vertical walls of dwellings in smooth, soft-coloured plastic paint.

Horizontal interior walls in smooth white plastic paint.
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**FLOOR AND WALL COVERINGS**

Ceramic stoneware flooring throughout the property with white lacquered MDF skirting board. Top quality ceramic tiling in bathrooms.

Smooth false ceiling in areas where air conditioning ducts run.

False ceiling in bathroom for installation of air-conditioning machine.
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**AIR CONDITIONING AND HOT WATER**

Individualised aerothermal system for DHW.

Installation for air conditioning (hot-cold pump) by means of ducts with grilles in living room and bedrooms, with indoor and outdoor unit.
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**SANITARY FITTINGS AND TAPS**

White vitrified porcelain sanitary ware.

Extra-flat walk-in shower in bathrooms.

Thermostatic taps in main bathroom shower and mixer taps in secondary bathroom and washbasins. Vanity unit with washbasin in main bathroom.

Mirror in bathrooms.

Taps in terraces according to typology.

# BUILDING SPECIFICATIONS



## ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation in accordance with Low Voltage Electrotechnical Regulations. Telecommunications installation in the home (basic telephony and telecommunications) with sockets in living room, bedrooms. In kitchens and terraces according to typology. Video intercom in accesses to urbanisation and intercom in doorways.



## KITCHEN FURNITURE AND EQUIPMENT

Fitted kitchen with worktop and area between units made of compact material and equipped with electrical appliances, distribution according to type of dwelling. Electrical appliances: electric oven, induction hob, extractor hood, fridge, dishwasher, washing machine, microwave. Stainless steel sink and mixer taps.



## COMMON AREAS, URBANISATION AND MISCELLANEOUS

Fully enclosed and fenced residential complex with low energy consumption lighting in accesses, interior roads and gardens. Outdoor communal swimming pool with night lighting system and saline chlorination. Landscaped areas with lawns and tree and/or shrub species. Gastroteca area. Pre-installation of power in basements for charging electric vehicles in accordance with regulations.



## HOME PERSONALISATION

Possibility of choosing between different options of finishes for the general flooring of the house, tiling and flooring in bathrooms and kitchen worktop. *\*Personalisation deadline as per degree of execution of the work.*



## ENERGY RATING

This energy performance rating is for information purposes only and is provisional and subject to change at the design stage.

