



88 APARTMENTS IN ELVIRIA

# SPECIFICATIONS

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ConceptHomes





Committed to respecting the natural environment and responsible use, homes are built in accordance with the most demanding parameters of the CTE, which is a high-efficiency technology with low CO<sub>2</sub> emissions. This system and the use of construction techniques to minimize environmental impact.

### Energy and Atmosphere

The energy-saving system is achieved through a high-efficiency geothermal heat pump system, in conjunction with construction systems that ensure exceptional thermal and acoustic comfort by optimizing the building envelope.

Aerothermal energy is a highly efficient technology based on extracting energy from the air, where 75% comes from outside air and only 25% from electricity consumption. This technology can be considered renewable due to its high

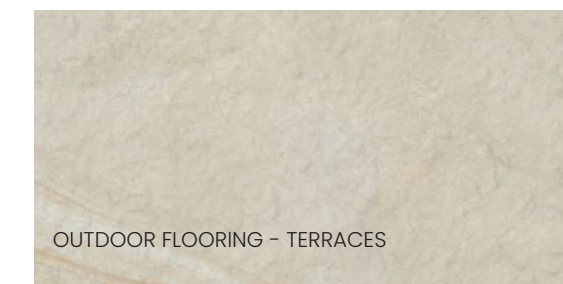
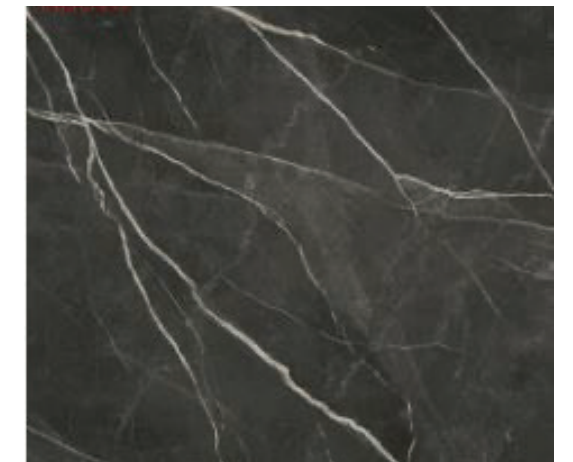
efficiency and low CO<sub>2</sub> emissions. This system reuses residual heat from the heat pump to climatize the dwelling.

### Indoor Environmental Quality

The homes are designed and built to provide adequate ventilation, thermal and acoustic comfort, using aluminum window frames with thermal breaks (TB) and double-pane glass with acoustic protection (laminated) and solar protection, and proper levels of lighting that make the most of natural light through large windows.

### Innovation in Design

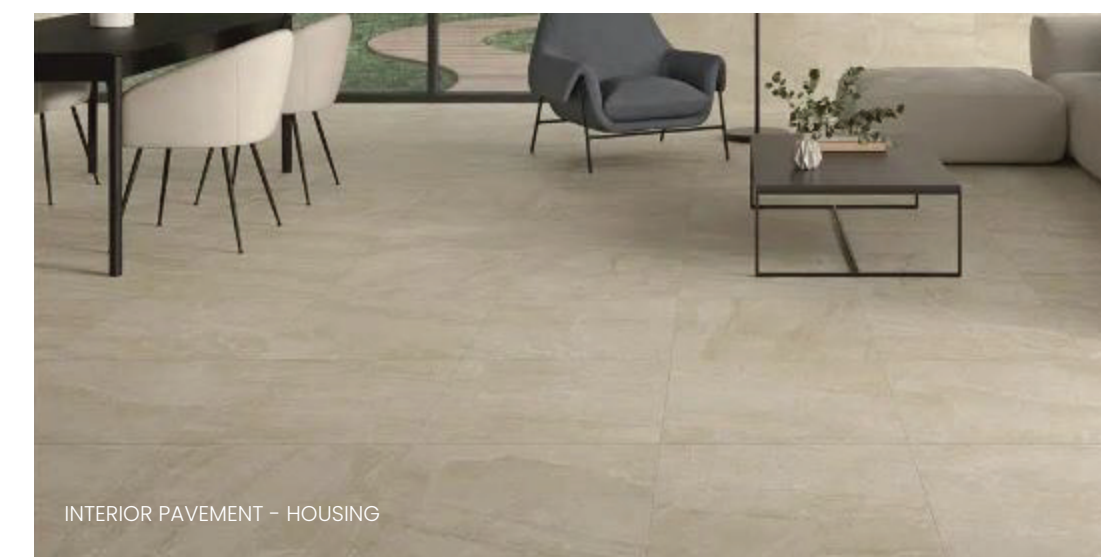
During the design process, special emphasis has been placed on all eco-efficient resources.



OUTDOOR FLOORING - TERRACES

### Interior y Exterior de Vivienda

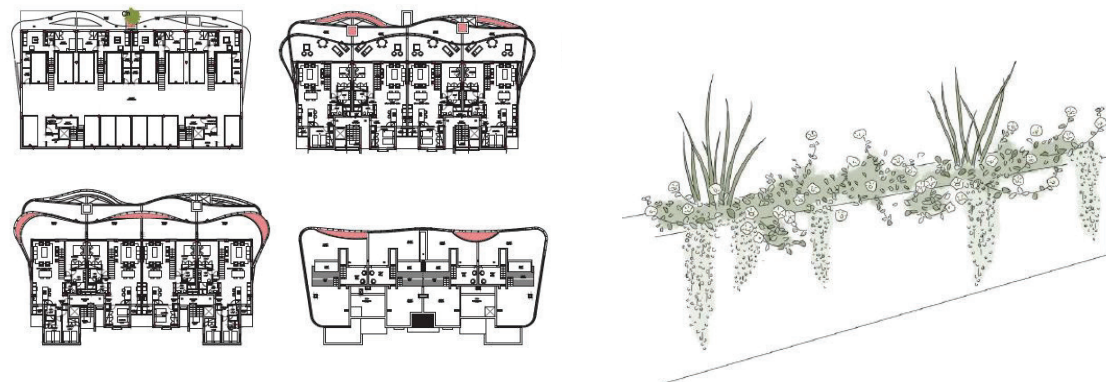
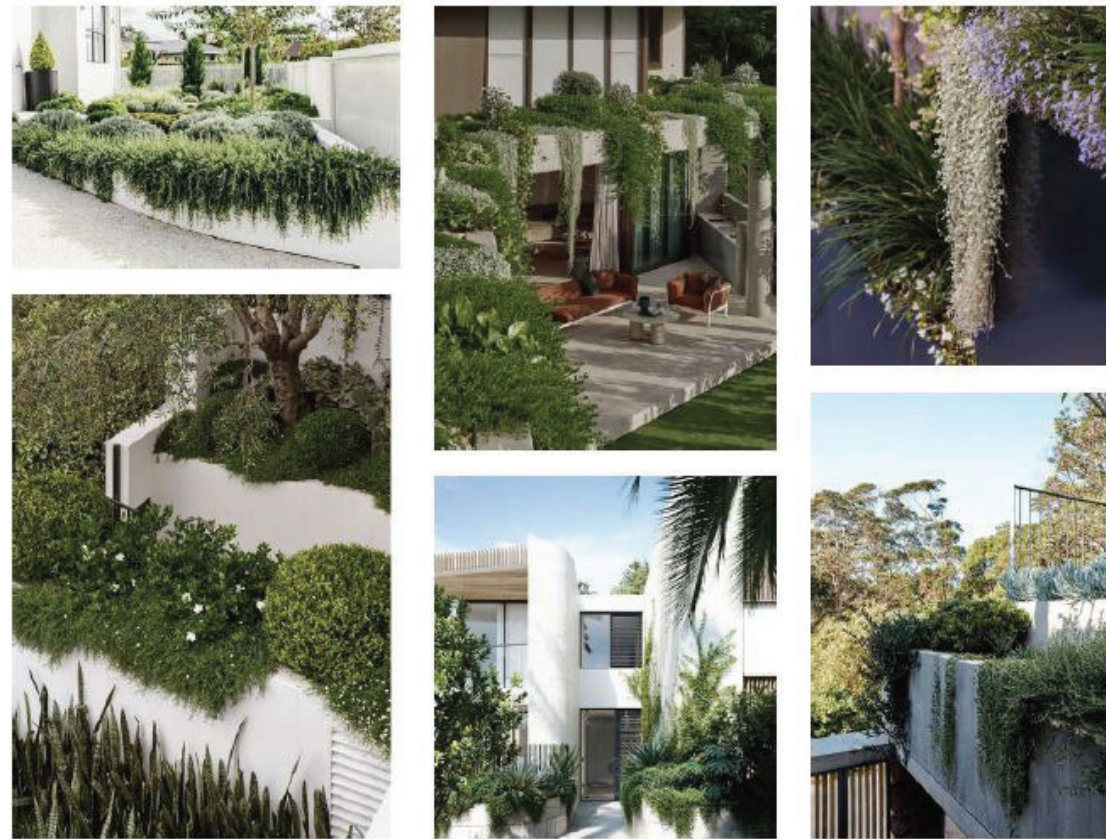
The interior and exterior flooring of the home is a ceramic material from Gunni & Trentino or similar in large-format dimensions. The exterior will have an anti-slip treatment.



INTERIOR PAVEMENT - HOUSING

## Residential Planters

On the various levels of the buildings, planters are installed featuring hanging vegetation highly resistant to sun exposure, designed to gradually cover the structure, always taking into account each client's preferences.





### Entrance Door

REINFORCED entrance door to the residence, veneered in finished in wenge, with a 45 mm solid door panel, 3-point security lock, stainless steel hardware, peephole, and stainless steel handle.

### Interior Door

Full-height interior doors with trim on the side jambs. Consisting of MDF panels with a sand-colored finish as per design, featuring concealed hinges and a magnetic latch, a handle with a matte stainless steel finish, and locks in the bedroom and bathroom.

### Cabinets

Doors are made of water-resistant MDF, factory-finished with a special polished satin white lacquer, top guide cover trim, hardware consisting of a

double set of extruded guides, stops, brakes, and silent sliding mechanisms, and a stainless steel finger-pull handle recessed into one side of the panels.

The interior is made of melamine-faced board with PVC edging (textile finish "LINO" LINO CANCUN in 2- and 3-door modules, with a usable depth of 560 mm. With side panels, a reinforced with a 60 mm skirting board, including a chrome-plated steel hanging rod with built-in sockets.

### Terrace Partitions

Exterior: Prodema or Composite drop ceiling with wood finish and the rest water-resistant with a white finish

Inside the home, water-resistant in bathrooms and smooth white finish elsewhere.

### Aluminum Frames

CORTIZO COR VISIÓN aluminum frames or similar for sliding windows leading to terraces. The rest CORTIZO COR 70 or similar. Double-pane glass with an air gap.



### Railings

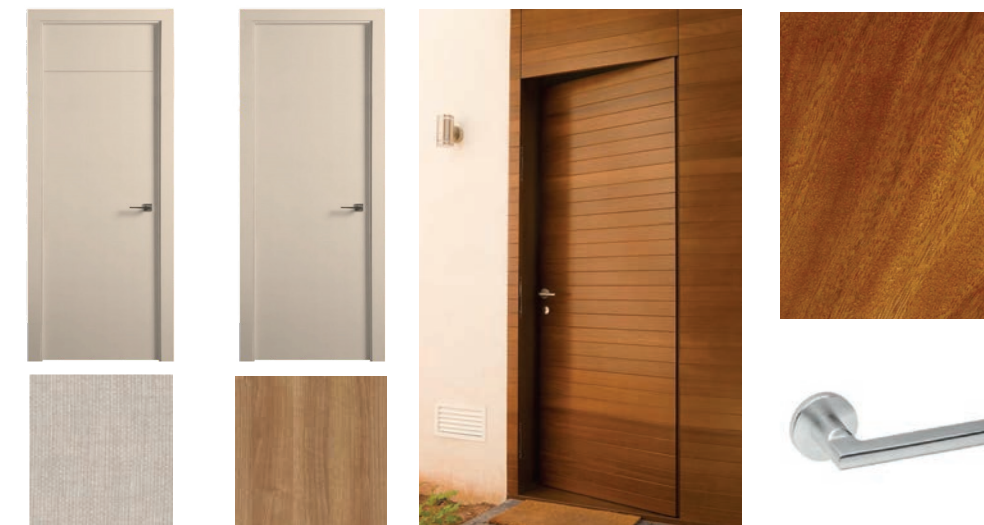
CORTIZO View Crystal laminated glass railings or similar, laminated glass with beveled edges.

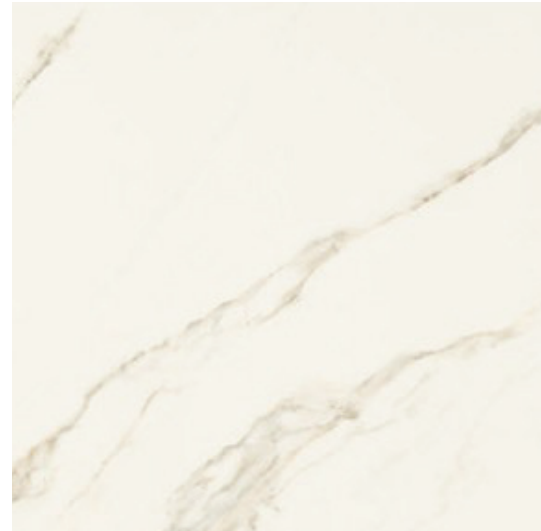
### Blinds

Motorized roller blinds in bedrooms, matching the color of the woodwork.

### Terrace Partitions

These will be made of composite material in a lattice design.





### Tiling

The main bathroom features large-format porcelain tile on the front wall, as do the secondary bathrooms and restrooms.

### Faucets

Sink faucets consist of a wall-mounted single-handle mixer with a 212mm spout.

### Sanitary Ware

Wall-hung toilet with a built-in tank. Dual-flush toilet flush plate.





# GUNNI & TRENTINO

SINCE 1970

Luxury furniture stores with over 50 years of experience in interior design and top-level decoration.

Gunni & Trentino is a Spanish company specializing in high-end decoration, supplying furniture for interior design projects

Custom kitchen systems designed in collaboration with Gunni & Trentino. Materials will be selected based on the following criteria:

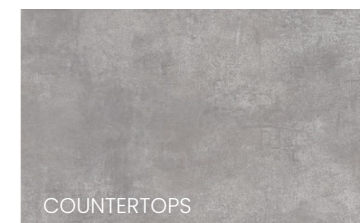
- highest quality
- suitability of materials for their intended use
- eco-friendly
- suitability for use
- durability
- authenticity
- harmony between materials and colors

The manufacturing process employs the most modern techniques, adhering to the strictest standards of dimensions and quality.

### Structure and Hardware

Frame with 18mm-thick E1-class melamine panel with 8/10 ABS front edge in the same color. Average density of particleboard used: 780 kg/m<sup>3</sup>.

Nickel-plated steel hardware with built-in soft-close mechanism and 155-degree opening.

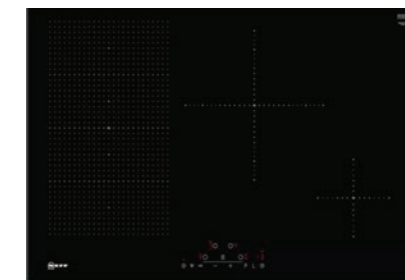


COUNTERTOPS



### Kitchen Appliances

**SIEMENS**



## Electrical

The switchgear will be the D-LIFE model by SCHNEIDER or similar, in white.

The electrical panel will be located behind the entrance door of the apartments.

The maximum allowable power for the dwelling will be 9,200 W, in single-phase distribution (230 V).



Video intercom model WELCOME by ABB or similar.

## Lighting

The residence is equipped with ARKOS brand light fixtures or similar in bathrooms, toilets, the kitchen, and hallways.

The types of light fixtures are:

- LED lighting in bathrooms and toilets.
- Recessed downlights in drop ceilings.
- 24W LED light fixtures in kitchens.



## Telecommunications

The home features TV-FM outlets and data points with RJ-45 jacks in the bedrooms, living room, dining room, kitchen, and terraces.

Data outlets (DO) in all rooms for telephones and connecting televisions to the internet.

Installation of terrestrial and satellite antennas.

Fiber-optic installation to connect to the home, with fiber-optic outlets available in the living room.

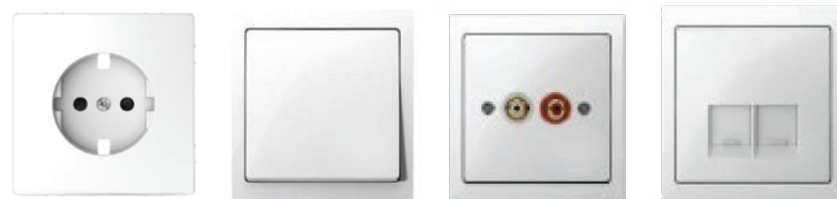
Video intercom with an ABB NIESSEN WELCOME model monitor or similar.

## Home Automation

The home features a pre-installation for the home automation system, allowing you to control lighting from a mobile device, zone the HVAC and radiant floor heating systems, and open and close the blinds.

Additionally, the home is equipped with sensors to detect flooding. The system is designed to shut off the main water valve to the property and control the flood.

The smoke detector detects fires and alerts the homeowner.



The home is climate-controlled using fan coil units installed within the drop ceiling for each room.

The distribution of conditioned air is achieved through ducts integrated into the drop ceiling.

Rectangular fiberglass ducts lined inside and out with Climaver Plus aluminum foil. Dual-deflection grilles for both supply and return air with manual.

Linear motorized diffusers and grilles from KOOL-NOVA or similar brands integrated into the suspended ceilings.

DHW for the home is produced via an aerothermal system and includes storage tanks; cooling or heating.

Aerothermal System: This is a clean technology that extracts up to 77% of its energy from the air. Aerothermal units are state-of-the-art heat pumps designed to provide cooling in summer, heating in winter, and, if desired, hot water all year round.



## Ventilation

Mechanical ventilation system with inline exhaust fans that ensure the continuous renewal of indoor air in the home. These exhaust fans are installed in the drop ceilings, remaining hidden from view.

Indoor air intake is provided through exhaust vents integrated into the drop ceilings of the bathrooms and kitchen.

This system ensures compliance with the requirements established by the Technical Building Code.

## Plumbing

The plumbing network inside the home is made of polyethylene piping. These pipes are made of the highest quality cross-linked polyethylene (PEX-a) and meet all requirements for a hygienic installation.

They do not transfer taste, odor, heavy metals, or hazardous substances to drinking water.

Additionally, the piping system is protected by flexible closed-cell thermal insulation that is resistant to water vapor diffusion and low thermal conductivity. It is specifically designed to control condensation and reduce in air conditioning and ventilation systems.

In each wet room, there are two concealed-control shut-off valves for hot water and cold water.



TUBERÍA WIRSBO PEX



## Underfloor Heating

Underfloor heating system in the home.

With radiant heating, heat is distributed directly throughout the room, is distributed evenly, and the feeling of comfort is achieved more quickly, resulting in greater efficiency.



## Fireplace

Integrated fireplace system that generates heat through clean combustion, producing no odors or waste.

It does not require a flue, and CO2 emissions are very low and requires minimal maintenance.



## Foundation and Structure

The foundation will consist of reinforced concrete slabs embedded in suitable geotechnical soil, reinforced concrete walls and perimeter drainage.

The structural system consists of reinforced concrete columns with a rectangular cross-section or steel columns, supported by support grid floor slabs or solid slabs.

## Roof

Walkable flat roofs constructed with a vapor barrier, a sloped surface, and cement mortar, with or without thermal and acoustic insulation, depending on the space is located on the lower level, consisting of 5 cm thick sheets of extruded polystyrene (XPS) and waterproofed with two layers of LBM/SBS-30-FV+LBM/SBS-40-FP bituminous waterproofing 40-FP, Danosa or similar, a protective layer of geotextile, and cement mortar prepared for flooring.

## Facade

EXTERIOR WALLS: 1/2-foot-thick masonry of perforated ceramic brick, plastered with water-repellent mortar, thermal and acoustic insulation layer consisting of 5 cm of extruded polystyrene thermal insulation and cladding with double 13 mm laminated gypsum board in dry areas of the dwellings and water-resistant panels in wet areas, over a structure of galvanized steel profiles. Thermal and acoustic insulation with 40 mm thick ROCKWOL 231/40 rock wool or equivalent, in accordance with CTE DB-HE "Energy Saving".

PARTITION WALLS: The partitions between dwellings, and between dwellings and common areas, shall be constructed using perforated acoustic concrete blocks with a lining of 13 mm laminated gypsum board in dry areas of the dwellings and water-

resistant panels in wet areas over thermal and acoustic insulation with 40 mm thick rock wool ROCKWOL 231/40 or similar, in accordance with CTE DB-HE.

"Energy Saving" and acoustic insulation in accordance with CTE DB-HR "Protection against Noise."

## Carpentry and Glazing

Exterior aluminum joinery, dark gray textured lacquered, CORTIZO brand, Corvision Plus model or similar for large sliding balcony doors. The sliding doors will feature a barrier-free barrier-free version, where the door frame is flush and includes a flat threshold for a comfortable, barrier-free transition obstacles from the inside. All other window and door frames will be CORTIZO model COR-70 or similar.

Soundproof glass, using tempered glass on the exterior side, in various thicknesses as needed, with solar control and low-emissivity properties, 16 mm argon gas-filled cavity, and two-layer laminated glass of varying thicknesses as required.

For sliding windows, sound-insulated glass using laminated glass on the exterior side, in various thicknesses as required, with solar control and low-emissivity properties, a 16 mm argon gas-filled cavity, and two-layer laminated glass of varying thicknesses as required.

Laminated glass railings consisting of two 10 mm panes joined by double polyvinyl butyral Motorized blinds, without home automation, in bedrooms, made of aluminum with sound and thermal insulation in the slats, with a finish similar to the exterior joinery.

## Flooring

BEDROOMS: 90x90 porcelain tile flooring.

MAIN BATHROOM: 90x90 porcelain stoneware flooring.

SECONDARY BATHROOM: 90x90 porcelain stoneware flooring.

COMMON AREAS: On the access ramp to the parking garages, the flooring will be stamped concrete with colored reinforcing fibers and hardened with decorative trowel-applied mortar.

Pedestrian areas, stairways, and other common areas will be finished with non-slip porcelain tile.

## Wall Tiles

MAIN BATHROOM: Wall cladding in the main bathroom on wet walls with floor-to-ceiling porcelain stoneware tiles.

SECONDARY BATHROOM: Tiled with porcelain stoneware on wet walls; remaining surfaces finished with smooth Acritón 2000 acrylic elastomeric paint or equivalent, in white.

Vanity unit with a silver-framed mirror.

## Interior Woodwork

EXTERIOR DOOR: Entrance doors to the units, with vertical staves, made of Iroko wood or similar, with exterior treatment, injected with high-density polyurethane foam, recessed security lock with 3 locking points, and exterior handle.

INTERIOR DOORS: White-lacquered interior doors consisting of an MDF subframe, weatherstrip, and 7 cm wide white-lacquered MDF trim with a beveled edge. Door leaf consisting of a perimeter wooden frame with beveled edges, lacquered white.

Hardware consisting of concealed hinges and satin stainless steel handles. With deadbolt in bathrooms.

Doors with fixed upper panel.

CABINETS: Modular cabinet fronts with hinged doors featuring a two-sided laminate finish, self-closing drawer units, shelves for shoe storage, a shelf, and rods in each of the cabinets.

## Bathrooms

FIXTURES: Showers: Concealed thermostatic single-handle faucet plus hand-held showerhead. Sinks: Concealed thermostatic single-handle faucet plus.

SANITARY WARE: In bathrooms, double-bowl countertop sink. In half-bathrooms, single-bowl countertop sink.

Wall-hung toilet with concealed tank; seats will have a soft-close mechanism.

Showers with a concealed drainage system using a prefabricated tray covered with porcelain tiles identical to the rest of the bathroom floor.

## HVAC and Domestic Hot Water System

DHW production via an aerothermal system. Air conditioning system via direct expansion.

Rectangular fiberglass ducts lined inside and out with aluminum foil.

Underfloor heating throughout the home.

## Electrical Installation

Separate circuit breaker panel per unit, high-voltage wiring, with circuit control for lighting, power.

Schneider D-Life switches or similar with white frames.

Closed-circuit TV system for surveillance, monitoring, and viewing of the development's common areas. Points with mirror covers for bathrooms designed to accommodate anti-fog heating elements.

Outlets for outdoor fans on covered terraces.

Light fixtures in bathrooms, restrooms, kitchen, and hallway.

## Plumbing Installation

Interior water pipes made of WIRSBO-PEX brand polypropylene or similar WIRSBO-PEX. All pipes will be lined with insulation sleeves (cold and hot water pipes).

Main shut-off valves in the utility cabinet inside the dwelling per room. Water outlets on terraces. Water storage tanks, irrigation tanks, and fire suppression tanks will be provided.

Totalizers/master meters for the pool, drinking water, irrigation, and firefighting. Meter clusters for residential units.

Drainage piping in 3-layer PVC or sanitary PPR, with separate systems for stormwater and sewage. The horizontal sections of the pipes will be acoustically insulated to soundproof them.

## Telephone

Installation compliant with legal regulations for telecommunications infrastructure.

Telephone and RJ45 jacks in living rooms, bedrooms, and the kitchen.

## Home Automation Installation

Pre-installation of home automation for the entire home, including:

- General power shut-off for the entire home.
- Centralized control of electric blinds.
- Control of the home automation system via smartphone
- Climate Control

- Humidity sensor

## Telecommunications Installation

TV, FM, and cable outlets in bedrooms, living room, dining room, and kitchen.

Data outlets (DO) in all rooms for telephony and connecting televisions to the internet.

Installation of all exterior networks using fiber optics to transmit all satellite and terrestrial signals to the homes.

Installation of terrestrial antennas.

Video intercom with a monitor using the ABB Welcome system or similar, featuring a touchscreen with home automation integration.

## Exterior and Garden Finishing

At the building entrances, ecological walls and gravel flower beds will be installed next to them where necessary. The paving and plantings will be in accordance with the landscaping study. The ecological walls will also be installed on the slopes leading from the interior road to the main pool.

## Swimming Pools

They will be prefabricated and equipped with a filtration system, salt filter, pump, electrical control panel, and lighting with ultra-flat white LED spotlights.

The flooring around the exterior of the community pool will be C3 porcelain stoneware.

The flooring in private pools will be made of engineered wood.





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