



BALCÓN DEL
MEDITERRÁNEO

by AZATA
Selwo | Estepona

Building Specifications



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FOUNDATION & STRUCTURE



The foundation and structure will be made with reinforced concrete pillars and beams in accordance with the results of the geotechnical study and in compliance with current regulations.

CLADDING

Enclosures and cladding



The exterior walls of the properties will be constructed with continuous mortar cladding, high-performance thermal insulation and interior wall lining using drywall with insulation, covered with porcelain tiles. They will also include an air chamber with thermal insulation.

Flooring

The floors have been designed with stoneware tiles, cement mortar and expanded XPS with carbon dioxide, which ensures watertightness at all points..

INTERIOR PARTITIONING

Interior division in the properties



Interior partitions will be constructed using drywall and mineral wool insulation. The party walls between properties will be constructed using brick and clad on both sides with laminated plasterboard and rock wool..

CARPENTRY

Interior



Wooden door

- Floor to ceiling
- Lacquered in white
- Soundproof seal
- Concealed fittings
- Hoppe model handle



Modular wardrobe

- White lacquered folding doors
- Interior coating
- Melamine finish
- Bars, shelves and drawer unit

CARPENTRY

Exterior

Property entrance door

Access via reinforced door with security lock finished with lacquered panelling to match the interior carpentry. Hoppe model handle.

Blinds

Cortizo motorised blind on bedroom windows. RAL 7022



Folding doors

Cortizo aluminium Cor 70 thermal break model in RAL 7022.



Sliding doors

Cortizo Cor Vision aluminium RAL 7022



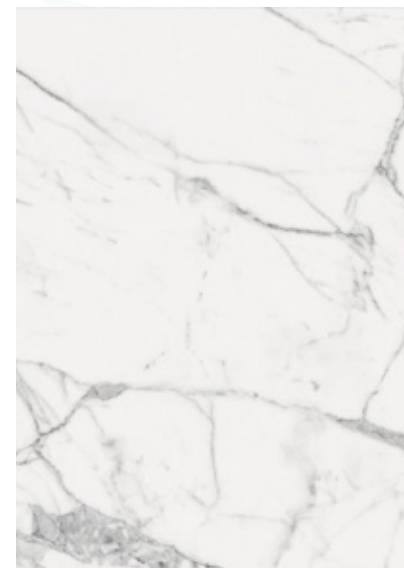
FLOORING

Interior & Exterior
Living room, bedroom & terrace

The interior flooring will be made of top quality porcelain stoneware. Different design and colour options will be offered so that the client can personalise their home according to their preferences. All of them have been selected for their durability and aesthetics, with the aim of guaranteeing a modern and functional finish.

Option 1
Marazzi
Fábula Golden White
100x100

Interior & exterior



Option 2
Baldocer Stoneland
Ivory Anti Slip
80x80

Interior & exterior



Option 3
Marazzi Plaza
White
100x100

Interior



BATHROOMS

Tilings

Toilet

Baldocer Eternal Cream

180x60

Bathroom 1

Marble Golden

White Lux

240x120

Bathroom 2

Baldocer Eternal Cream

260x120

Bathroom 3

Calacatta Gold

Liso estructurado

180x60

Bathroom 4

Calacatta Gold

Liso estructurado

260x120

*If a fifth bathroom is added, the Baldocer Unik Ash model measuring 260x120 will be used.

BATHROOM

Taps, fittings and accessories



Hansgrohe Vivenis taps
Brushed black chrome



Hansgrohe Croma E 280 shower
Brushed black chrome



Roca towel radiators
Model 50-800 CR or similar

*Lower shelf included for decorative purposes. Not included in delivery.

*Taps to be delivered in brushed black chrome.

BATHROOMS

Taps, fittings and accessories



Stonefit shower tray
Blue model, extra-flat
White



Villeroy & Boch bathtub
Oberon model
White

Toilets and bidets Villeroy & Boch
Soft closing brackets
Subway model 3.0



Villeroy & Boch washbasin
Artis series
Alpine White
610x410mm



Villeroy & Boch under-counter
O.NOVO model



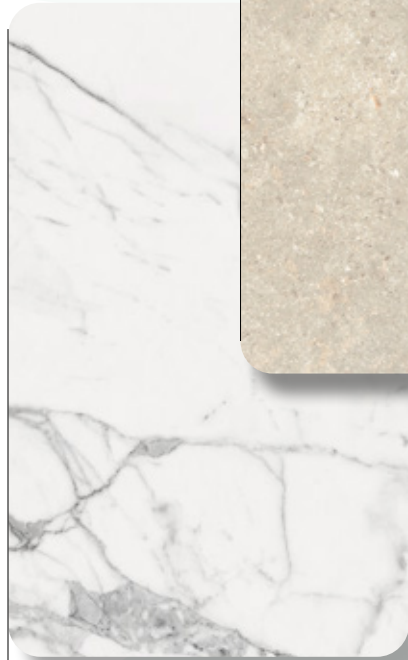
KITCHEN

Kitchen furniture

02
Baldocer Stoneland
IvorAy Anti Slip
80x80



01
Marazzi Fabula
Fábula Golden White
100x100



03
Marazzi Plaza
White
100x100



KITCHEN

Kitchen furniture

All kitchen furniture is by Per Sé Kütchen, a company that designs and installs high-quality kitchens with over 20 years of experience, offering customised projects and comprehensive advice on design and architecture.

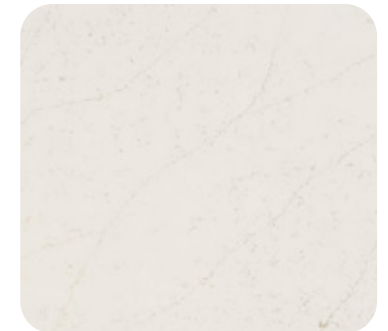
The kitchens are delivered fully equipped with high-quality, factory-assembled furniture featuring German technology, ensuring greater durability and resistance without the need for maintenance..

**The fittings are installed using robots and come with a 25-year guarantee. In addition, there is a wide variety of options in terms of design, layout and finishes, with more than 170 colours to choose from, so that everyone can create the kitchen that best suits their style and needs.*

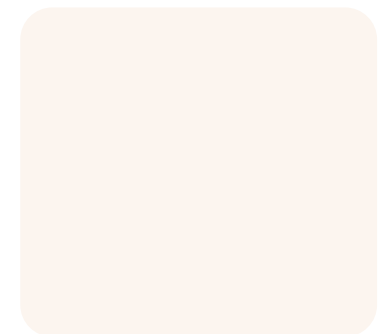
WORKTOPS

Worktops

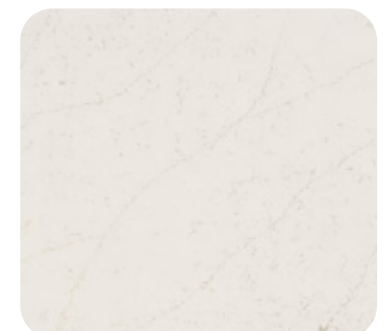
Silestone Persian
White 2cm



Ascale Croma
White 12mm
Polished straight edge



Silestone Persian
White 1,2cm



KITCHEN

Appliances



Multifunction oven
Siemens HR578G5S6



American fridge
Siemens KA93DAIEP

KITCHEN

Appliances



Built-in washer-dryer
Siemens WK14D543ES



Plate with extractor included
Siemens ED851HQ26E



Dishwasher
SN63HX01CE

KITCHEN

Appliances



Wine cooler
KU21WAHG0



Microwave
Siemens BE555LMS0

KITCHEN

Taps and fittings



Franke tap
Single lever



Sink
Franke Stainless Steel

Includes: Cutlery tray, protective sink tray and non-slip mats

ELECTRICAL MECHANISMS

The electrical mechanisms installed in the project will be BTicino brand, including elements such as light switches. This choice was made due to their high quality, durability, and contemporary design, which allows for the integration of functionality and aesthetics in all spaces, ensuring a modern and efficient finish for the electrical installations..



Light switch
Living Now
BTicino



VENTILATION AND EXTRACTION SYSTEMS

The property will be equipped with a mechanical ventilation system from Soler&Palau, renowned for its efficiency and reliability. This system will constantly renew the air inside, extracting stale air and bringing in clean air from outside, which helps to maintain excellent air quality in all spaces. It also helps control humidity levels, preventing the appearance of mould and unpleasant odours, and improves thermal comfort. All this translates into a healthier and more efficient environment, complying with current regulations on ventilation and energy efficiency.

SMART HOME TECHNOLOGY

Home automation and aerothermal system

The project includes an aerothermal air conditioning system, consisting of one or more outdoor units and one indoor unit per room, which will provide climate control through air supply. This system offers an efficient and sustainable solution by harnessing energy from the outside air for heating and cooling. In addition, it allows independent temperature control in each space via thermostats, enhancing comfort and energy savings.

The intelligent home control system will be integrated with basic home automation functions, limited to the automated control of raising and lowering blinds, without incorporating climate management into the home automation system.

The intended brand is Panasonic or similar.



Blinds control



Touchscreen control panel for room zoning



Control from mobile devices



Integration system with video intercom



Technical alarms such as flood sensors





COMMON AREAS

Lighting

Natural lighting thanks to the full glazing of the common areas.

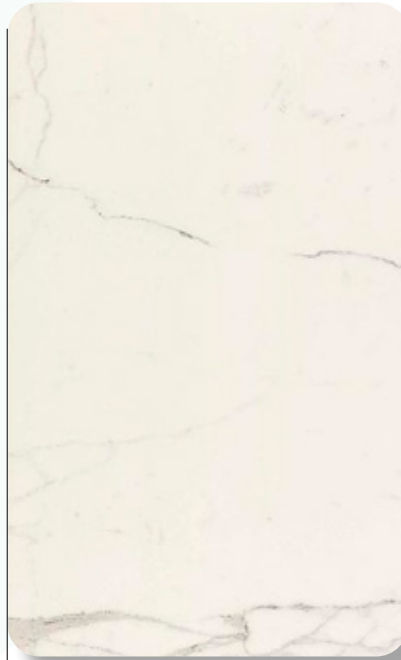
Flooring

*Social Club, Spa, Gym, Bar/
Café*



Marazzi Fabula
Statuario Naturale
100x100

*Social Club, Spa, Gym, Bar/
Café*



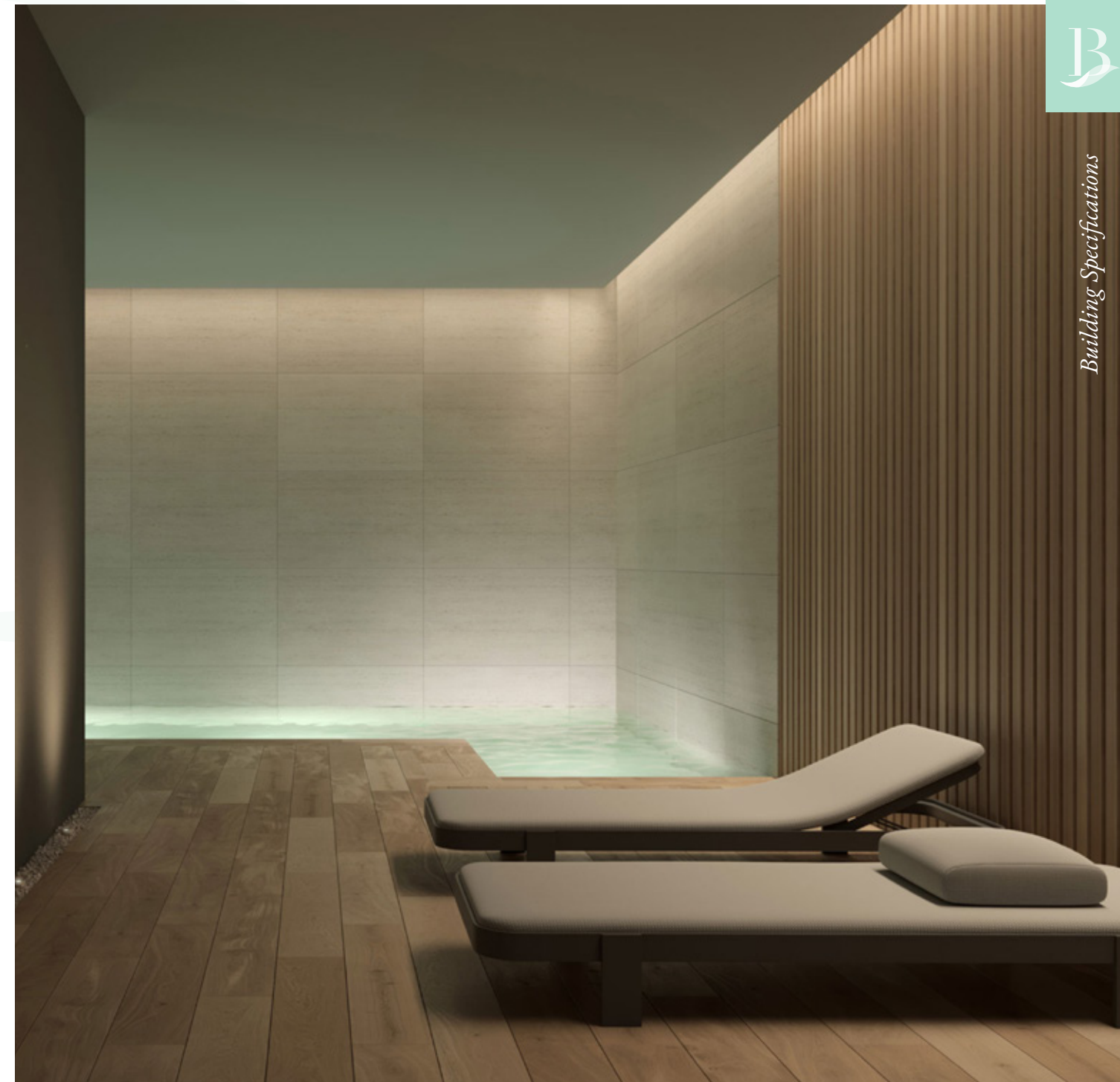
Porcelain stoneware flooring
Marazzi Allmarble Statuario



COMMON AREAS

Swimming pool

Communal swimming pool measuring 20x6m, saltwater purification system, hidden perimeter overflow.



COMMON AREAS

Spa

Spa with bubble bed, back curtain, neck jet and underwater foot massagers.

COMMON AREAS

Garage & storage rooms



Spaces: The project includes two parking spaces per property + 1 storage room



Electric vehicle charging: Installation of trays in the garages to facilitate future individual installations.



Storage rooms: The project includes 37 storage rooms (allocation pending).

Porcelain stoneware
flooring
Marazzi Allmarble
Statuario

Painted laminated plaster-
board (Pladur)



SECURITY

Security system

The properties are equipped with a Grade 2 security system connected to a 24-hour alarm response centre, 365 days a year..



The system protects the two most vulnerable areas of any home: the entrance door, with an opening detector, and the terrace, with an outdoor volumetric detector. It is also equipped with two to three indoor volumetric detectors (depending on the property type), which may or may not include video verification cameras.

**Video surveillance inside the property is subject to the owner's decision.*



The system includes an app that allows for quick and efficient management from a mobile phone.



The residential complex is also equipped with a Closed-Circuit Television (CCTV) system in its communal areas, using IP technology with continuous recording, centralized at the entrance gatehouse.

ENERGY EFFICIENCY

Energy rating

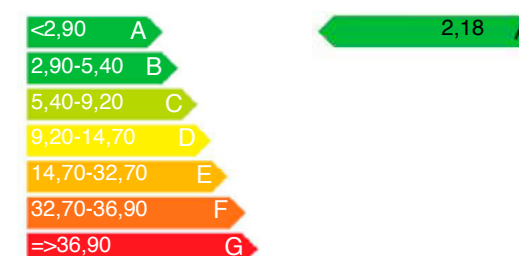
At Azata, we understand architecture as a way of living in harmony with nature, creating homes that blend into the landscape and respect the environment that surrounds them.

Each of our projects begins with a commitment to caring for the environment, focusing on conscious design and responsible energy consumption.

That is why Balcón del Mediterráneo has an A energy rating, a symbol of efficiency, wellbeing and respect for the planet.

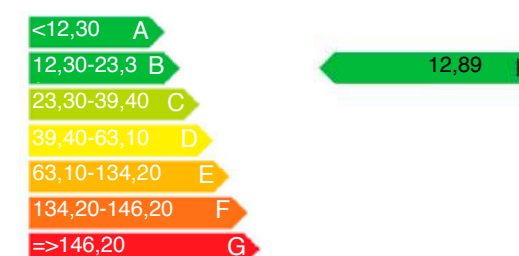
ENERGY EFFICIENCY

Building emissions



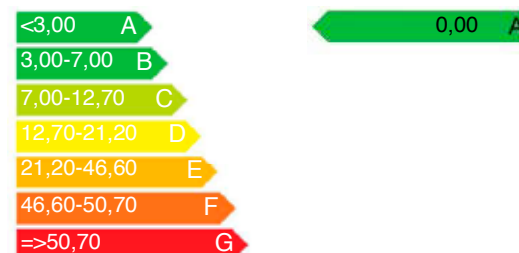
ENERGY EFFICIENCY

Partial rating for heating and cooling



ENERGY EFFICIENCY

Heating demand



ENERGY EFFICIENCY

Cooling demand



