

AMENABAR CORTESIN

Finca Cortesin



Quality Specifications



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The Building

Efficient materials. Practical, attractive and sustainable solutions.

A continuous commitment to anticipating people's needs and enhancing living standards and quality of life.



Foundations and Structure

The foundations will be executed using reinforced concrete retaining walls and slabs, in accordance with the specifications defined in the geotechnical study. The structure will be built in reinforced concrete, comprising solid reinforced concrete slabs, either one-way or waffle slab systems.

Façade and Roof

The external cladding will consist of a ventilated façade made up of large-format natural stone panels combined with wood-effect composite panels. The supporting structure will be aluminium, incorporating continuous mineral wool insulation on the outside of the enclosure, thereby eliminating thermal bridges.

Terraces in all homes will be finished with stone-effect porcelain flooring, combined with artificial grass in penthouses and ground-floor units where the layout allows. Railings will be glass, without metalwork, enhancing a sense of lightness and removing visual barriers. Terraces will be equipped with a water outlet and electrical socket. Suspended ceilings on terraces will be finished in wood-effect composite panels.

External Joinery

External joinery will consist of aluminium or PVC windows and patio doors: lift-and-slide systems in living rooms and tilt-and-turn windows throughout the rest of the home. The interior finish will be white, while the exterior finish will be anthracite grey or dark walnut brown. Windows will feature double glazing with low-emissivity glass and argon gas-filled cavities. Aluminium roller shutters will be motorised.

Private Development

A private residential development designed to offer tranquillity, security and a high quality of life. The perimeter will be defined by an elegant stone wall combined with metal fencing, reinforcing privacy while adding a distinctive architectural character.

The complex is connected by convenient access ramps, facilitating circulation, ensuring accessibility and seamless integration. Natural landscaping completes the development, creating a green, pleasant environment that provides freshness and harmony.

Basement Parking

Garage access door equipped with interior and exterior photoelectric sensors and automatic remote-controlled opening. Garage finished with polished concrete flooring. Ventilation system with CO2 extraction, detection and fire protection installations. Walls, columns and ceilings finished with decorative paint.

Communal Areas

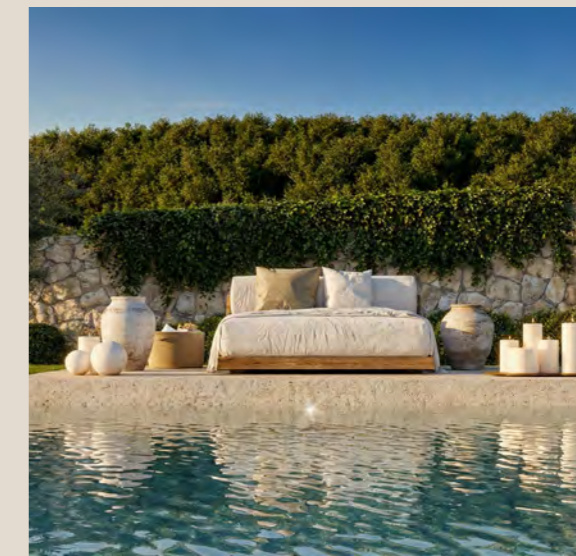
Entrance halls will be designed with porcelain or vinyl flooring and walls finished with decorative wallpaper, mirrors and/or wood panelling. Staircases in communal areas will be finished in porcelain stoneware. LED lighting will be installed throughout communal areas, with motion detectors.

Electric lifts by Otis, Orona, Schindler, Kone or Thyssen, providing access from the garage to all floors without machine rooms. Lift dimensions will comply with accessibility regulations and will feature telescopic automatic doors, alarm systems and telephone service.

Communal Areas

Spaces that make a difference. Spaces designed to make you feel good. Spaces created to be enjoyed. Every corner of your new environment has been carefully considered.

Discover it.



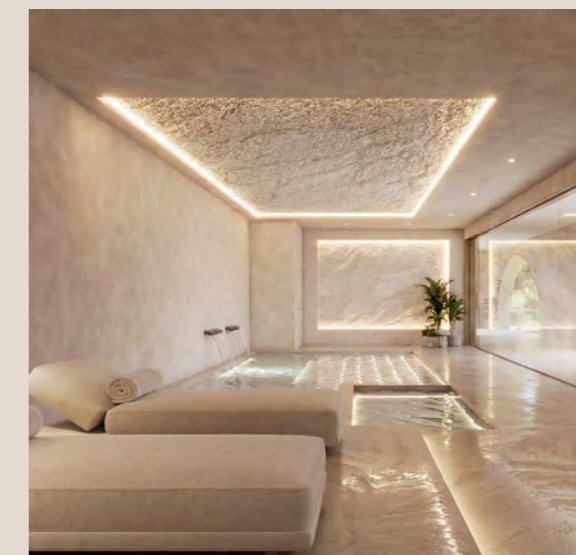
Swimming Pools and solarium

A swimming pool of over 200m² in the lower area of the development and another of over 110m² in the upper area. Both pools will feature saline chlorination systems and submerged night-time lighting.



Social Club

A lobby-style space equipped with a kitchen, sofas and tables, ideal for hosting events with friends and family without leaving home.



Wellness Centre

An exclusive spa with sauna and hammam, conceived as a true haven for wellbeing, relaxation and comfort.



Gym

Fully equipped space including two bicycles, a treadmill, an elliptical trainer, weights, exercise mats and Pilates balls.

Interiors

Spaces created for your wellbeing. Harmonious materials. Comforting natural light streaming through the windows. A sense of quality in every detail.

Everything has been designed with a single purpose in mind: to make you feel truly at home.



Kitchen

Kitchen fitted with high- and low-capacity units, finished in matt white laminated surfaces with 45° integrated gold handles. Dekton Albarium worktop and splashback.

Stainless steel sink and tap.

Equipped with Bosch appliances.

- Multifunction oven
- 4-zone induction hob
- Integrated extractor hood
- Integrated microwave
- Freestanding washing machine and dryer
- Integrated dishwasher
- American-style fridge freezer

Internal joinery

Armoured entrance door finished in matt white lacquer, with internal and external midline detailing and security lock.

Interior doors finished in matt white lacquer with midline detailing.

Built-in modular wardrobes in bedrooms, featuring hinged, smooth matt white lacquered doors with white handles. Interior fitted with textile-effect melamine panels, hanging rail and overhead storage shelf.

Flooring and wall finishes

Flooring throughout the home will be porcelain tiles by Navarti, Bolzano Haya model 150x25, Disfloor Top Laminate laminate flooring or wood-effect vinyl flooring, at the buyer's choice.

White skirting boards throughout.

Bathroom wall tiling will be Keraben Mixit Beige stone-effect tiles, 30x90 cm. Smooth white paint on walls and ceilings. Laminated plasterboard suspended ceilings throughout the home, with metal access panels in bathrooms.

Bathrooms

The main bathroom will feature a wall-to-wall extra-flat resin shower tray, with concealed single-lever shower mixer by RAMON SOLER, Blautherm model or similar, for temperature regulation. DUSCHOLUX or similar shower screen. Wall-hung DURAVIT D-NEO toilet or similar, with DUSCHOLUX or similar toilet screen. Double DURAVIT D-NEO washbasin or similar, with RAMON SOLER Alexia single-lever taps or similar, mounted on a four-drawer matt white lacquered vanity unit.

The secondary bathroom will include a wall-hung DURAVIT D-NEO toilet or similar, with DUSCHOLUX or similar toilet screen. Acrylic DURAVIT D-NEO bathtub or similar, with RAMON SOLER Blautherm single-lever bath mixer or similar. DURAVIT D-NEO washbasin or similar, mounted on a two-drawer matt white lacquered vanity unit with RAMON SOLER Alexia single-lever tap or similar.

Partition walls

Separations between dwellings will be constructed using multilayer dry partition systems with metal framework and double plasterboard sheets on both sides, incorporating mineral wool insulation (fibreglass or rock wool) for enhanced acoustic, thermal and safety performance.

Separations between dwellings and communal areas will follow the same dry construction system, with double plasterboard and internal mineral wool insulation, ensuring adequate acoustic insulation and thermal comfort.

Internal partitions between rooms will consist of double plasterboard partitions with internal insulation for improved acoustic and thermal performance. Bathrooms will feature moisture-resistant plasterboard. Façade linings will be executed with single plasterboard panels.

Installations

With the aim of achieving optimum energy efficiency, the highest quality installations are employed, considering key factors such as improved thermal insulation of the building envelope, enhanced ventilation system efficiency, reduced heat loss and minimisation of non-renewable energy use.



Electricity, Telecommunications and TV

White electrical fittings by Niessen Zennit or similar. Comelit Mini video intercom or similar. Collective TV antenna with signal distribution system and pre-installation for satellite television channels. TV sockets in all bedrooms and living room. All installations will comply with current Telecommunications Regulations.

Heating and Domestic Hot Water (DHW)

Individual arothermal system for domestic hot water (DHW), located in the laundry area, where the layout permits. Complete air conditioning system providing heating and cooling via ducting, with the indoor heat pump unit located in the bathroom ceiling and the outdoor unit on the building roof. Installation of photovoltaic panels to provide a sustainable energy contribution.

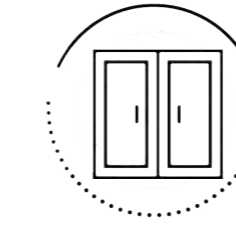
Ventilation

Independent smoke extraction duct for kitchen extractor hood with non-return damper. Individual mechanical ventilation system with self-regulating extraction grilles and micro-ventilation position in external joinery.

Energy Efficiency

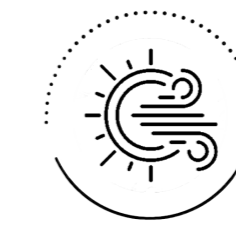
Energy saving, thermal insulation, renewable energy...

Amenabar buildings are designed with maximum efficiency in energy use as a key priority.



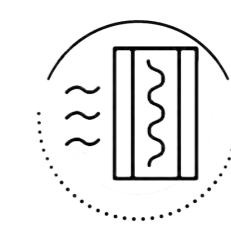
Joinery

The use of aluminium joinery provides excellent thermal and acoustic insulation. Low-emissivity double glazing is treated to reduce heat transfer within the cavity. The argon gas-filled cavity offers improved insulation compared to air, enhancing thermal efficiency.



Aerothermal system

The aerothermal heat pump absorbs and recovers energy from the surrounding air, transferring heat to the system for DHW production without emissions or combustion.



Thermal insulation

Achieved through optimisation of the thermal envelope, increasing façade insulation and improving waterproofing of the roof and ground slab.



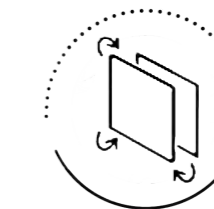
Photovoltaic panels

Photovoltaic panels or modules are composed of photovoltaic cells that generate electricity from incident light through the photoelectric effect, significantly reducing the building's energy consumption.



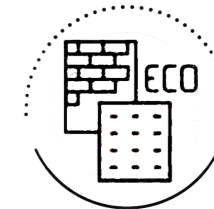
High-Efficiency lighting

Communal areas will be equipped with low-consumption LED lighting, combined with motion detectors to achieve high electrical energy efficiency.



Ventilated façade

A system that creates an air cavity between interior and exterior environments, allowing air circulation that reduces humidity and prevents condensation while maintaining optimal insulation conditions.



Building envelope

Insulation in façades and roof reduces heat loss, lowers energy consumption and ensures stable indoor temperatures year-round, regardless of external conditions.



* Legal Notice. This quality specification and all information contained herein, including images and infographics, shall be governed solely by the descriptions set out in this document and is therefore for illustrative and indicative purposes only and not contractually binding. This document, including images and infographics, has been prepared based on the Basic Project, and Amenabar reserves the right to introduce any modifications required for technical, legal, commercial or regulatory reasons. Should such changes affect materials included in this specification, they will be replaced with others of equivalent quality.

Images and infographics of façades, communal areas and other spaces are indicative and may be subject to variation or modification in the technical projects. Furniture, lighting elements and any movable or decorative elements shown are not included unless explicitly stated. Optional elements shown may be available through the customisation service at an additional cost. Landscaping images may not correspond to the degree of plant growth or final species at the time of handover.

AMENABAR 17, S.L., Tax ID B-19336064, registered office at Calle Diego de León 12, ground floor, constituted for an indefinite period by public deed authorised on 23 August 2024 by Notary José Carlos Arnedo Ruiz, registered in the Commercial Registry of Madrid.

The abbreviated information document in compliance with Andalusian Decree 218/2005 is available to customers at the sales office.

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