LAS MESAS SEA SUITES

BUILDING SPECIFICATIONS

AVANTESPACIA

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LAS MESAS SEA SUITES

Las Mesas Sea Suites is an exclusive and modern gated residential complex, situated in a privileged location in the town of Estepona, a tourist destination par excellence on the Costa del Sol.

The project is designed to offer an ideal property in a perfect location where you can enjoy exclusive views of the sea and the Las Mesas park.

Las Mesas Sea Suites offers exclusive apartments and penthouses from 2 to 4 bedrooms with generous terraces that become natural extensions of your future home.

FOUNDATIONS, STRUCTURE AND FAÇADE

The foundations and structure are made of reinforced concrete, in compliance with current regulations and under the supervision of an external technical control body.

The façades combine thermal performance with a modern, contemporary design; the roofs are flat, waterproofed and thermally insulated, in accordance with the requirements of the Technical Building Code.

The façades are designed with a contemporary style; they are made of brick masonry on the outside and dry partition walls on the inside.

They will be finished with continuous light-coloured cladding and have an air chamber with thermal and acoustic insulation, to offer greater energy savings and greater comfort in the interior of the property.



Image for reference purposes only

INTERIOR AND EXTERIOR CARPENTRY



Image for reference purposes only

Exterior carpentry

Our exterior carpentry guarantees a thermal bridge and double glazing with an air chamber, increasing the thermal and acoustic comfort of our properties.

Aluminium louvre blinds with injected insulation are installed in all rooms except bathrooms to provide light control, privacy, and protection.

Motorised blinds will be fitted in the living room and master bedroom windows.


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Interior carpentry

The entrance doors are not merely for access and security. The entrance door is armoured, smooth and lacquered, with anti-leverage hinges, security lock, optical peephole and smooth knob in satin chrome colour, providing a secure access.

The interior doors of the properties have a modern and timeless design; they are smooth lacquered in white and have plain handles with a satin chrome finish.

The bathroom and toilet doors are lockable from the inside.

The built-in wardrobes are effective solutions for optimising storage and space. They are modular wardrobes with smooth, white-lacquered hinged or sliding doors depending on the type of property.

They are lined with textured finish boards on the inside, adding a touch of design and functionality. The built-in wardrobes in the bedrooms have a hanging rail for long garments, shelves and drawers for easier organisation.

The hall wardrobe is equipped with a hanging rail for long garments and a luggage shelf.

INTERNAL DIVIDING WALLS

The interior partition walls of the properties are made with dry plasterboard and interior insulation, improving both their thermal and acoustic qualities.

The partition between properties is made of brickwork with drywall partitioning on both sides and internal insulation.

The partitions between properties and communal areas consist of brickwork, plastered and painted on the outside and lined with drywall partitioning and insulation on the inside.



Imagen de referencia


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PAINTS, CEILINGS AND FLOORING

Paints and ceilings

The properties have smooth plastic paint on the horizontal and vertical walls, perfectly coordinated with the rest of the finishes.

The ceilings are lined with plasterboard to ensure a smooth, flat finish with strategically installed openings to facilitate access to the installations without compromising the design.

The false ceilings are accessible in the shared bathrooms where the indoor unit of the air-conditioning system is located.



Flooring

Except for the bathrooms, the entire property is tiled with large-format porcelain stoneware and white-lacquered skirting board.

And to provide greater visual aesthetic continuity, the same material is used on the outdoor terraces and solarium, with matching skirting board.

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KITCHEN

The kitchen is fitted with a front section of light-coloured wall and base units with a compact quartz worktop, and the wall between the units is covered with the same material. The rest of the walls are painted.

It is equipped with appliances: built-in fridge-freezer, built-in dishwasher, induction hob, electric oven, built-in extractor hood. Furthermore, a washing machine is also installed in the laundry rooms.

For the perfect ambience, the kitchen is equipped with recessed ceiling-mounted LED lighting.

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BATHROOMS

The bathroom walls are tiled with a combination of stoneware tiles (in wet areas) and painted walls.

They come fitted with white vitrified porcelain sanitary ware. The taps are chrome mixer taps with a water and energy saving system, and the showers are equipped with thermostatic columns.

The bathrooms include a washbasin built into a wall-mounted unit and mirror with integrated LED lighting. For greater comfort, an electric towel radiator is installed.

The ensemble is completed with recessed ceiling-mounted LED lighting and a shower screen in all the showers.



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AIR CONDITIONING AND HOT WATER

The properties have an individual aerothermal system for DHW production with an accumulator tank, mainly using the energy from the air (or outdoor environment), which is considered renewable energy by the European Union.

This system offers energy savings and respect for the environment in which we live.

The properties also have individual air conditioning via supply and return grilles in the living room and bedrooms.



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VENTILATION

The ventilation system of the properties guarantees a healthy interior environment and compliance with the Technical Building Code.

The system is discreetly integrated to provide a healthy and comfortable environment throughout every corner of the property.

ELECTRICITY AND TELECOMMUNICATIONS

The electrical installation complies with the Low Voltage Electrotechnical Regulations. Telecommunications sockets in accordance with current regulations are fitted in living rooms, bedrooms and kitchens.



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COMMUNAL AREAS

Our fully enclosed and fenced urbanisation offers:

· Gardens with native species with an automatic watering system and low consumption LED lighting.

· A Wellness area.

· An outdoor swimming pool with saline chlorination system and interior lighting.

· The building has an online package delivery zone.

· The entrances, with a design in keeping with the rest of the building, feature a careful combination of materials and have a colour video intercom with terminal in the lobby.

· Lifts with cabins adapted for persons with reduced mobility.

· Security and accessibility are also guaranteed in the garage, which has pre-installation for charging electric vehicles and forced extraction, with a carbon monoxide detection and control system.

· Includes fire protection equipment and emergency lighting adapted to current regulations.


CALIFICACIÓN ENERGÉTICA
DEL PROYECTO
ETIQUETA

DATOS DEL EDIFICIO

Normativa vigente construcción / rehabilitación: CONSTRUCCIÓN

Referencia/s catastral/es: 6634910UF0363S0001WE

Tipo de edificio: Edificios de viviendas
Dirección: Cl Letonia 6
Municipio: Estepona
C.P.: 29680
C.Autónoma: Andalucía

ESCALA DE CALIFICACIÓN ENERGÉTICA

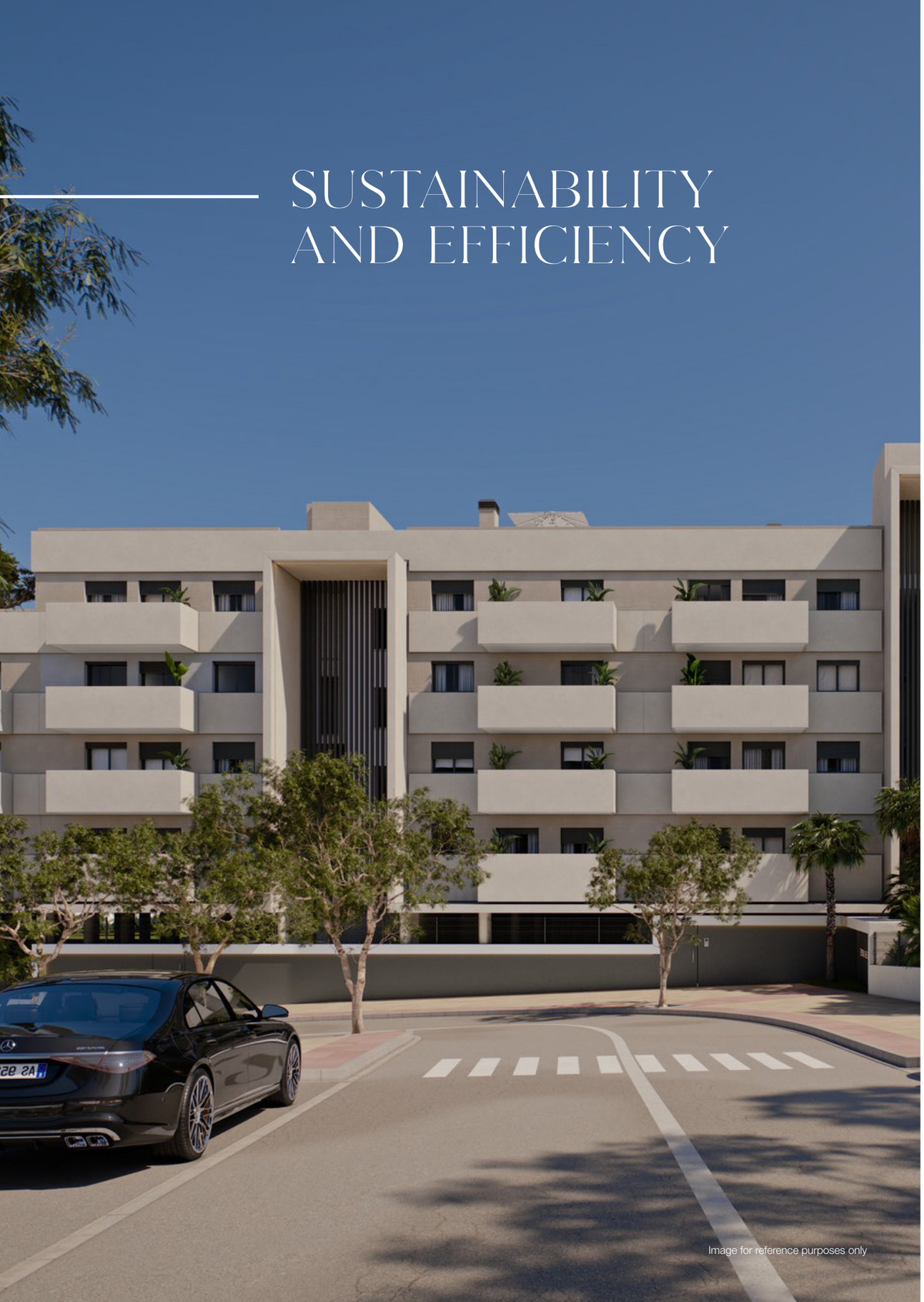
	Consumo de energía kW h / m² año	Emisiones kg CO_2 / m² año
A más eficiente		
B	18.92	3.28
C		
D		
E		
F		
G menos eficiente		

REGISTRO
PRY/001241964/01/2025
31/08/2033
Válido hasta dd/mm/aaaa

ESPAÑA
Directiva 2010 / 31 / UE

Energy Efficiency Certificate available at the Sales Office as well as in the 'Downloads' section of the development file at www.avantespacia.com.
Any variation that may occur between the Energy Efficiency Certificate of the project and the Certificate of the completed property will not affect the Letter indicated in the Energy Rating.


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SUSTAINABILITY AND EFFICIENCY

Committed to the environment, we offer sustainable and efficient projects promoting actions and measures that will improve your quality of life:

· With an efficient design that improves the quality of the property by seeking the best orientations, views and thermal control, as well as better natural lighting of the interior spaces.

· Integration in our environment, in serviced sites, promoting sustainable mobility, easy access and the environmental improvement of community spaces.

· Using efficient construction techniques and installations to increase the comfort of the property, with a special focus on thermal and acoustic insulation.

· Implementing energy efficiency in our homes, with high performance and the best solutions to achieve:

Energy savings through photovoltaic panels installed on the roof, which reduce energy consumption and reduce direct CO2 emissions in our living spaces and common areas.

· Including renewable and sustainable energies to produce domestic hot water through aerothermal energy, and air conditioning with a high efficiency heat pump, which contributes to better energy efficiency and increased savings on energy bills.

· Promoting sustainable water consumption.

· Recycling bins in communal areas to ensure good waste management and effective recycling.

· Health and well-being by providing our living spaces with quality lighting with presence sensors that guarantee lower energy consumption, together with ventilation and thermal regulation systems.

· Efficient and sustainable mobility in our common spaces, with pre-installed electric vehicle chargers.

DEVELOPER'S SIGNATURE

CLIENT'S SIGNATURE

WE BUILD IN COMPLIANCE WITH THE TECHNICAL BUILDING CODE AND CURRENTLY APPLICABLE REGULATIONS.
Please note: The information contained in this document may be subject to variations for technical, commercial or legal reasons.
The images of the spaces provided by our suppliers are included only for illustrative purposes of the materials and finishes referred to, and in no case do they represent the final image of the properties in the development.

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