



Quality Specifications



Description & Technical Specifications of the project

PROJECT:

ARROYO DE EN MEDIO G2

LOCATION:

Municipality of Estepona, Sector SUP-03 "ARROYO DE EN MEDIO (ESTE)"

SURFACE AND GEOMETRY OF THE PLOT:

Plot G2 with **8,998.31 m²** of trapezoidal area.

Bordered to the north, south and west by roads of the urbanization and to the east by plot G.1.2.

Topography with an upward slope to the north.

ARCHITECTS AND DESIGN:

Designed by **VillarroelTorrico**, with a contemporary and avant-garde style, combining modernity and functionality, and adapted to current trends.

CONCEPT:

Residences integrated into large green areas and overlooking gardens.

GENERAL COMPOSITION OF THE PROJECT:

48 multi-family homes distributed in **4 blocks**. **Communal pool** and garden areas.

80 underground parking spaces and 48 storage rooms, with all accesses and parking on underground levels.

Internal pedestrian paths connecting through communal tropical gardens, plus private gardens for the ground floor apartments.

Individual mailboxes for each apartment, located at the entrance of the complex.

DESIGNED BY
VILLARROEL
TIMELESS ARCHITECTURE



Spacious apartments
with sunny terraces
your faultless place to live





Block Typologies

TYPE A BLOCK:

Three levels above ground and one below ground.

Access from ground and first floors.

Core stairs and outdoor elevator.

Basement: 15 parking spaces, 10 storage rooms.

Ground, first and second floors with a

Total of 10 homes.

SOLARIUM		SOLARIUM	
TYPE C1 3 BEDROOM APT. 121		TYPE C1 3 BEDROOM APT. 122	
TYPE B1 3 BEDROOM APT. 111	TYPE A2 2 BEDROOM APT. 112	TYPE A2 2 BEDROOM APT. 113	TYPE B1 3 BEDROOM APT. 114
TYPE B1 3 BEDROOM APT. 101	TYPE A2 2 BEDROOM APT. 102	TYPE A2 2 BEDROOM APT. 103	TYPE B1 3 BEDROOM APT. 104
BASEMENT / PARKING			

TYPE B BLOCK:

Three levels above ground and one below ground.

Access from ground and first floors.

Core stairs and outdoor elevator.

Block 1: 20 parking spaces, 13 storage rooms.

Block 3: 19 parking spaces, 13 storage rooms, pool bathrooms.

Total of 13 homes.

SOLARIUM		SOLARIUM		
TYPE C1 3 BEDROOM APT. 321		TYPE A1 3 BEDROOM APT. 322	TYPE C1 3 BEDROOM APT. 323	
TYPE B1 3 BEDROOM APT. 311	TYPE A2 2 BEDROOM APT. 312	TYPE A1 3 BEDROOM APT. 313	TYPE A2 2 BEDROOM APT. 314	TYPE B1 3 BEDROOM APT. 315
TYPE B1 3 BEDROOM APT. 301	TYPE A2 2 BEDROOM APT. 302	TYPE A1 3 BEDROOM APT. 303	TYPE A2 2 BEDROOM APT. 304	TYPE B1 3 BEDROOM APT. 305
BASEMENT / PARKING				

TYPE C BLOCK:

Three levels above ground and one below ground.

Access from ground and first floors.

Core stairs and outdoor elevator.

Basement: 26 parking spaces, 12 storage rooms.

Total of 12 homes.

SOLARIUM		SOLARIUM		
TYPE C1 3 BEDROOM APT. 221		TYPE C1 3 BEDROOM APT. 223		
TYPE B1 3 BEDROOM APT. 211	TYPE A2 2 BEDROOM APT. 212	TYPE A1 3 BEDROOM APT. 213	TYPE A2 2 BEDROOM APT. 214	TYPE B1 3 BEDROOM APT. 215
TYPE B1 3 BEDROOM APT. 201	TYPE A2 2 BEDROOM APT. 202	TYPE A1 3 BEDROOM APT. 203	TYPE A2 2 BEDROOM APT. 204	TYPE B1 3 BEDROOM APT. 205
BASEMENT / PARKING				

Housing Typologies

TYPE A1 /3 Bedrooms/:

Hall, living room, kitchen-dining room, three bedrooms, two bathrooms (one en suite).

TYPE A2 /2 Bedrooms/:

Hall, living-dining room, kitchenette, two bedrooms, two bathrooms (one en suite).

TYPE B1 & B2 /3 Bedrooms/:

Hall, living-dining room, open plan kitchen, three bedrooms, two bathrooms (one en suite).

TYPE C1 & C2 /3 Bedrooms with Solarium/:

Hall, living-dining room, open plan kitchen, three bedrooms, two bathrooms (one en suite), external staircase to solarium.



Quality Specifications

EXTERIOR

- **Garden paths:** Built in reinforced concrete with a natural stone finish or deactivated concrete.
- **Outdoor lighting:** LED timed for energy efficiency; includes low luminaires and waterproof projectors in areas of high vegetation.
- **Irrigation:** Intelligent irrigation system for optimizing water consumption.
- **Garage ramps:** Finished on colored concrete or deactivated concrete pavers.
- **Perimeter of the urbanization:** Completely fenced with stone wall of the “Taco de Casares” type or equivalent fence, with automatic gates for pedestrians and vehicles.
- **Internal perimeter walls:** Decorative rockery, landscaped with vertical gardens.
- **Pool flooring:** Large format non-slip ceramic material with marble edge.
- **Lifts:** **OTIS**, **THYSSEN** or **SCHINDLER** models or similar, capacity for 8 people (630 kg), suitable for use by the disabled.
- **Stairs and corridors:** Porcelain or granite flooring; LED downlight lighting in warm white.



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BASEMENTS

- **Floor:** Continuous quartz flooring finished with color trowel.
- **Parking and Storage Rooms:** Parking and storage room per apartment, with lighting and double socket.
- **Ramps:** Maximum slope of 20% with aged concrete pavers.
- **Doors:** Overhead or sectional of Hoermann brand, or similar, galvanized and automatic.
- **Lighting:** LED luminaires with motion sensors.

STRUCTURE, FOUNDATION AND INSULATION

- **Foundation:** Footing or reinforced slab.
- **Basement walls:** 30 cm thick, reinforced concrete.

- **Covers:**

- Non-passable flat with double layer of asphalt fabric and polyurethane.
- Walkable roofs with large format and double drainage.

WALLS, EXTERIORS AND INTERIORS

- **Exterior:** Extra waterproof mortar, insulation with polyurethane foam, lined with rock wool.
- **Divisions:** Between apartments and rooms with phonic and high-hardness materials.
- **Paint:** Interior and exterior in three layers for durability and fine finish.



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EXTERIOR AND INTERIOR CARPENTRY

- **Exterior:** Reynaers aluminium or similar, with double glazing with argon gas chamber and sun protection.
- **Interior:** Solid doors, Water-repellent MDF, custom-made wardrobes in melamine and matte white MDF.

INTERIOR FLOORING AND TERRACES

- **Interior:** Large format porcelain tiles.
- **Terraces:** Non-slip ceramic tiles, floating system, water and electricity connection.

CEILINGS AND BATHROOMS

- **Ceilings:** Plaster or plasterboard false ceiling, painted in washable plastic paint.
- **Bathrooms:** Ceramic flooring, large-format tiling, Villeroy & Boch sanitaryware, or similar, Hansgrohe taps, or similar, frameless LED mirrors.

KITCHENS

- **Equipment:** Bosch appliances, or similar (oven, microwave, induction, etc.) with customization options.
- **Countertops:** One-piece porcelain.

AIR CONDITIONING AND HEATING

- **Air conditioning:** LG VRV system, or similar, R-32, independent per room.
- **Heating:** Electric underfloor heating in bathrooms, passive ventilation.

PLUMBING

- **System:** Central descaling unit, XLPE pipes.
- **Supply:** Hot water network from LG fan heater or similar with 180-300 liter tanks.



ENERGY EFFICIENCY

- **Insulation:** Double insulation on facades and roofs.
- **Crystals:** Sun protection glass with argon gas chamber.
- **Doors and windows:** Reynaers, or similar, with thermal break.

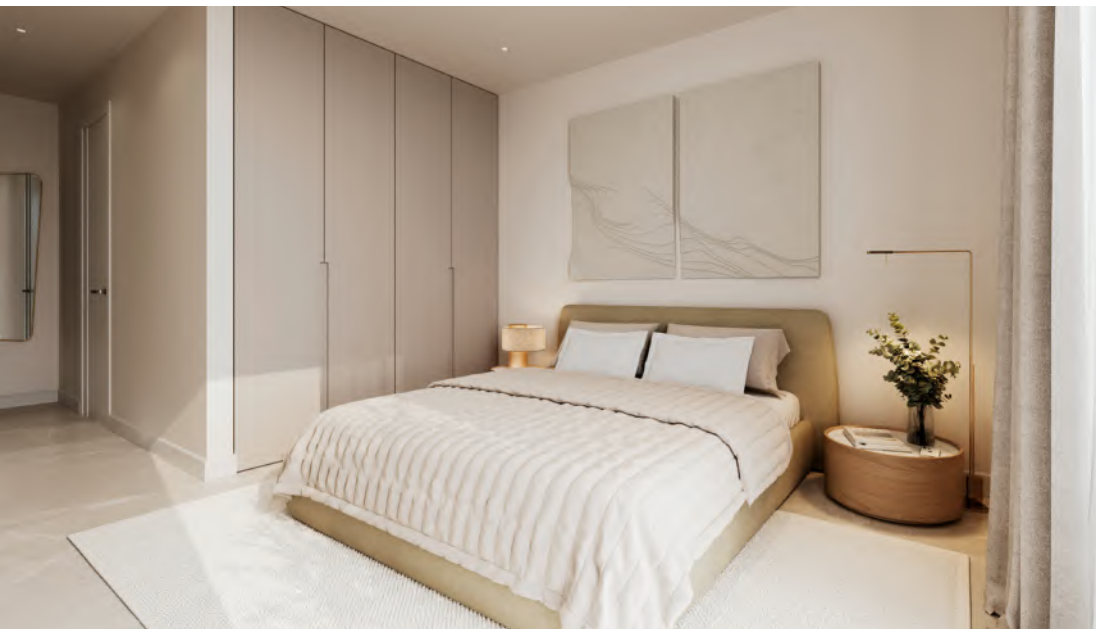
LIGHTING AND ENERGY SAVING

- **Gardens and corridors:** low-consumption LEDs with motion sensors.

- **Basements and garages:** Low voltage lighting with motion detector.
- **Apartments and terraces:** Low power LED lighting.

COMMON AREA AND GARAGE FACILITIES

- **Garages:** Smoke extraction system, CO2 detection, and fire system.
- **Common areas:** Perimeter enclosure, lighting control and automatic doors for pedestrians and vehicles.





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