QUALITY SPECIFICATIONS

SINGLE-FAMILY HOMES

VISSION HILLS

CALA DE MIJAS | COSTA DEL SOL

inspired by emotions

STRUCTURE

The structure of the homes is made of reinforced concrete with waffle slabs and slabs. An independent technical control body guarantees the perfect execution of the structure, which is also covered by a ten-year insurance policy.

FACADE

The facade of the homes have their own image and identity, achieved through mortar cladding finished in color according to the project design.

EXTERIOR CARPENTRY

The exterior carpentry is made of PVC or aluminum. The double glazing with an air chamber significantly reduces heat-cold energy exchange and external noise, ensuring good indoor comfort.

All bedroom windows are fitted with blinds matching the exterior carpentry color, with integrated thermal and acoustic insulation.

PARTITION WALLS AND INSULATION

The separation between homes is built using traditional solid perforated brick walls lined on each side with plasterboard and mineral wool insulation on each face.

Interior partitions between different rooms in the home have plasterboard on each side with insulation. In wet areas, moisture-resistant plasterboard is used.

FLOORING

The flooring in the entrance hall, living room, bedrooms, kitchen and hallway areas is of first quality porcelain stoneware tile, with baseboard in white veneered MDF.

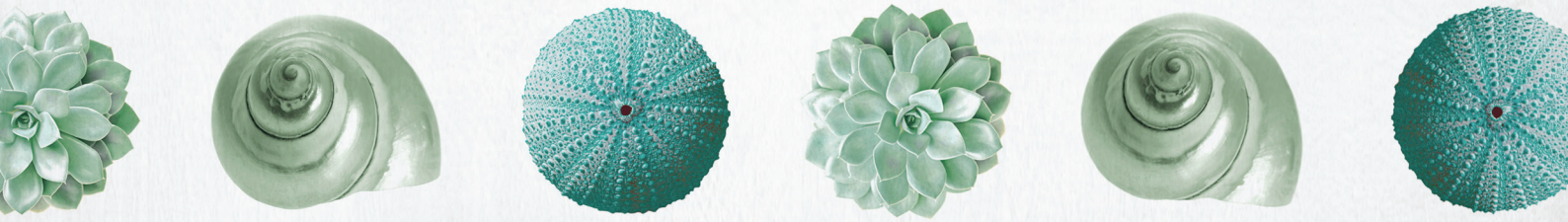
In the bathrooms, toilet, laundry room and terraces, a top quality porcelain stoneware tile has been selected.

VERTICAL AND HORIZONTAL WALLS

The walls of the hall, living room, bedrooms, and hallway are finished in smooth, light-colored plastic paint.

The bathroom walls are finished with an elegant combination of tiles and paint as per project design.
In kitchens, the space between upper and lower cabinets will be finished in compact quartz or similar, identical to the countertop. The rest of the vertical surfaces, where there is no furniture, will be finished with plastic paint.

Suspended plasterboard ceilings are installed in hallways, bathrooms, and kitchens, except in areas housing indoor air conditioning units and the ventilation system, which will have removable ceilings or access panels.



inspired by emotions

INTERIOR CARPENTRY

The entrance door to the house is armored, finished in white on the inside, with a smooth satin chrome-colored knob and a security lock.

The interior doors are finished in white, with smooth satin chrome-finished handles. The cabinets are modular with hinged doors finished in white and smooth satin chrome-finished handles, lined with chipboard, imitation textile finish and lined inside with trunk shelf, hanging bar.

KITCHEN FURNITURE AND APPLIANCES

The kitchen is delivered with upper and lower furniture of great capacity and top quality compact quartz countertop. The sink is single sink with mixer tap.

The equipment of electrical appliances is BOSCH brand or similar and includes;

Stainless steel extractor hood, according to type.
Vitroceramic hob.
Stainless steel multifunction oven.
Stainless steel refrigerator.
Integrated dishwasher.
Washing machine.

SANITARY WARE AND TAPS

The main bathroom is delivered with a white integrated sink cabinet. The sanitary fittings and toilet are made of white vitreous porcelain.

The secondary bathroom is also delivered with a high-quality white integrated sink cabinet, a white vitreous porcelain toilet.

All taps have a black finish with single-lever operation, except for the shower taps, which are thermostatic.

Bathrooms are equipped with mirrors in the bathrooms and guest toilet.

HEATING, AIR CONDITIONING AND HOT WATER

All the houses have an aerothermal system for the production of DHW.
The air conditioning is solved by means of a heat pump and duct installation.

The homes feature an individual mechanical ventilation system, thus complying with current interior comfort and health regulations. This ensures proper ventilation of the spaces while minimizing energy consumption.

ENERGY RATING A

The houses have Energy Rating A, which means a reduction of CO2 emissions and a significant reduction of the energy demand of the building (heating, cooling and hot water).

This qualification is achieved through the adoption of the following measures:
Greater thermal insulation obtained by improving the thermal envelope by optimizing the facade insulation, improving the roof insulation and separation with common areas, as well as carpentry with thermal bridge break.

The DHW production facilities take advantage of renewable energies, complying with the percentage of coverage required by regulations. This means a reduction in energy consumption and a reduction in CO2 emissions.

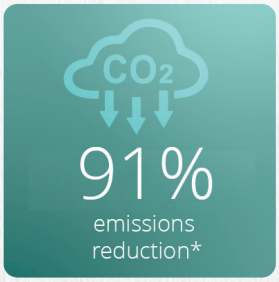
VENTILATION OF THE HOUSES

Mechanical ventilation of the dwelling.

Continuous ventilation of the house by means of ducted extraction from bathrooms and kitchen and admission through bedrooms and living rooms.

Carpentries with micro-ventilation position.

Reduces energy consumption in the house with respect to the minimum required by regulations.
This qualification translates into an estimated energy saving of 80% and therefore into significant economic savings, compared to a house with energy qualification F.



* Estimated calculation of the energy savings of a typical 120m2 dwelling with B rating compared to a reference dwelling with F rating, according to the "Energy efficiency rating of buildings" published by the IDAE and the Ministry of Industry, Energy and Tourism in November 2015; and other regulations that complement it and/or could replace it.

** Minimum guaranteed savings in domestic hot water consumption (DHW) in the building as a whole, taking into account its location and the minimum occupancy values according to the current applicable standard.

ELECTRICITY AND TELECOMMUNICATIONS

The rooms have flat design mechanisms in top quality white, suficient to ensure the optimal use of each of the surfaces that make up the house. In the main terraces of each dwelling according to typology, a watertight electrical outlet, TV outlet and light point have been foreseen.

The houses have TV, FM and telephone sockets in all rooms, except in the bathrooms and toilet. There is also an electronic video intercom for opening the access doors.

The houses are delivered with pre-installation of satellite dish.

PLUMBING

Each of the homes has a general water shut-off valve in the interior.
In the first floor gardens and on the main terraces, depending on the type of house, there is a water connection with a faucet.

COMMUNAL AREAS

The project includes an adult swimming pool with saline chlorination, a fully equipped gym, restrooms, a social room, coworking space, and a spa.

The development will have a cardioprotected space, consisting of the installation of an external Cardio Guard Systems defibrilator to be used in the event of a cardiac emergency.

GARAJES Y TRASTEROS

Some homes, depending on their typology, have a floor below ground level for their garage and storage room.

The entrance of the vehicles will be by remote opening of the motorized door.

The storage rooms will be painted white and the floor will be tiled with stoneware tiles.

The garages have a installation for electric vehicle recharging according to regulation (ITC) BT 52.

SWIMMING POOL

Each home has its own private swimming pool.

The present report of qualities is provisional and will be subject to modifications originated by License requirements or by criteria of the Facultative Management, without detriment of the quality.

Sales Office. :
C. Sierra de Mijas,
29649 Málaga
Las Lagunas de Mijas, España

vissionhills@viacelere.es

900 10 20 80

viacelere.com