CALA SERENA SUN

CALA DE MIJAS

QUALITY SPECIFICATIONS

The present specifications are provisional and are subject to modifications due to Licence requirements or to the criteria of the Project Management, without detriment to the quality.

1 Structure

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

2 Façade

The façade of the building has its own image and identity, which is resolved by means of mortar cladding finished in colour, combined with elements of technological wood cladding or similar, according to project specification.

3 Exterior carpentry

The exterior carpentry is made of PVC or aluminium in colours matching the exterior façade, while the interior is white. The double glazing with an air chamber significantly reduces the hot-cold energy transferand exterior noise, ensuring optimum interior comfort.

All bedroom windows have blinds in the same colour as the exterior carpentry and built-in thermal and acoustic insulation.

4 Partition walls and insulation

Homes are separated by means of traditional perforated solid brick partitions with laminated gypsum board on each side and with mineral wool insulation on each of the sides.

The interior partitions between the different rooms of the house have a laminated plasterboard on each side with insulation. In wet areas the plasterboard is damp-proof.

The present specifications are provisional and are subject to modifications due to Licence requirements or to the criteria of the Project Management, without detriment to the quality.

5 Flooring

The flooring in the entrance hall, living room, bedrooms, kitchen and hallway areas is of top quality porcelain stoneware tiles, with white wooden skirting board to match the interior woodwork.

In the bathrooms, toilets, kitchen, laundry room and terraces, top quality ceramic tiling has been chosen.

Main bathroom (according to dwelling type)

Reference: Marbleous Matt White
Colour: White
Format: 60x60
Material: Porcelain stoneware
Brand: Keraben

Bathroom 2

Reference: Luxury White
Colour: White
Format: 60x60
Material: Porcelain stoneware
Brand: Keraben

Toilet

Reference: Boreal
Colour: Beige
Format: 60x60
Material: Porcelain stoneware
Brand: Keraben

Dwelling

Reference: Mystone
Colour: Cream
Format: 60x60
Material: Porcelain stoneware
Brand: Hönnun (Saltoki)

Terrace

Reference: Mystone
Colour: White
Format: 60x60
Material: Porcelain stoneware
Brand: Hönnun (Saltoki)

The present specifications are provisional and are subject to modifications due to Licence requirements or to the criteria of the Project Management, without detriment to the quality.

6 Vertical And Horizontal Walls

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

The bathroom cladding is an elegant combination of stoneware.

The kitchens, between the lower and upper cabinet fronts, will be finished in compact quartz or similar, identical to that of the worktop. The rest of the vertical surfaces, where there is no furniture, are painted with plastic paint.

We have a plasterboard suspended ceilings in hallways, bathrooms and kitchens, except in the rooms where the indoor air conditioning and ventilation machinery will be located, the ceiling will be accessible or have access points.

Paint

RAL 9003

Main bathroom (according to dwelling type)

Reference: Marbleous Matt White
Colour: White
Format: 40x120
Material: Rectified white paste
Brand: Keraben

Reference: Rue de Paris
Colour: Copper
Format: 40x120
Material: Rectified white paste
Brand: Keraben

Bathroom 2

Reference: Luxury White Matt
Colour: White
Format: 30x90
Material: Rectified white paste
Brand: Keraben

Reference: Luxury Art White Matt
Colour: White
Format: 30x90
Material: Rectified white paste
Brand: Keraben

Toilet

Reference: Tapiz
Colour: Ivory
Format: 30x90
Material: Rectified white paste
Brand: Keraben

Reference: Tapiz Concept
Colour: Blue and ivory background
Format: 30x90
Material: Rectified white paste
Brand: Keraben

The present specifications are provisional and are subject to modifications due to Licence requirements or to the criteria of the Project Management, without detriment to the quality.

7 Interior carpentry

The entrance door to the house is armoured, finished in white on the inside and outside and with a smooth satin-finish white on the inside and outside and a smooth satin-finish chrome-coloured knob chrome; fitted with security lock.

The interior doors are finished in white, with smooth satin-finish smooth satin-finished chrome-coloured handles.

The wardrobes are modular with hinged doors finished in white and smooth satin-finished chrome handles, lined with chipboard imitation textile finish, and lined on the inside with a shelf for luggage compartment, hanging bar and drawer units.

The mouldings that frame these elements will have a larger dimension with the idea of making it more elegant.

The present specifications are provisional and are subject to modifications due to Licence requirements or to the criteria of the Project Management, without detriment to the quality.

8 Kitchen furniture and home appliances

The kitchen comes fitted with spacious low and high cabinets with a compact quartz material countertop. The single-basin sink has a mixer tap.

Household appliances are supplied by the brand BOSCH or similar and include:

- **Hob**
- **Oven**
  Extractor hood
- **Dishwasher**
- **Washing machine**
- **Fridge**
- **Microwave**

The equipment is completed by general lighting in the false ceiling and spot lighting, with linear LED elements, over the work area.

Extractor hood

Induction hob

Multi-function oven

Refrigerator

Dishwasher

Washing machine

Microwawe

The present specifications are provisional and are subject to modifications due to Licence requirements or to the criteria of the Project Management, without detriment to the quality.

9 Sanitary ware and taps

The main bathroom comes with a white washbasin cabinet. The vitrified porcelain sanitary ware and toilet are white and so is the shower tray.

The secondary bathroom is also delivered with a high-end sink integrated into a cabinet, the toilet is made of vitrified porcelain and the shower tray is made of resin, all in white colour.

All the taps are Hansgrohe brand and have a chrome-plated finish with single-lever operation, except for the shower fittings, which are thermostatic.

We complete the bathroom equipment with screens, backlit mirrors in bathrooms and toilets.

Overhead shower bathroom 1

Washbasin taps

Bar and hand shower Bathroom 2

hansgrohe

Concealed single-lever shower mixer Bath 1

Concealed single-lever shower mixer Bath 2

Toilet

The present specifications are provisional and are subject to modifications due to Licence requirements or to the criteria of the Project Management, without detriment to the quality.

10 Heating - HVAC and hot water

All homes have an aerothermal system to produce DHW. HVAC is by heat pump and duct installation.

The system is completed by underfloor electric heating in the bathrooms on the first floor.

The homes have an individual forced ventilation system, thus complying with current indoor comfort and health regulations. This ensures proper ventilation of the rooms and minimises energy consumption.

11 Energy rating A

The homes have a A energy rating, leading to a reduction in CO_2 emissions and a significant reduction in the building's energy demand (heating, cooling and hot water).

This rating is achieved by adopting the following measures:

- Higher thermal insulation is achieved by improving the thermal envelope, optimizing the facade, roof insulation, and separation with common areas, as well as the use of thermal break windows.
- DHW production facilities take advantage of renewable energies complying with the coverage percentage required by law. This means a reduction in energy consumption and a reduction in CO_2 emissions.
- Home ventilation:
  - > Forced ventilation in homes.
  - > Continuous ventilation of the home through extraction from bathrooms and the kitchen and conducted to bedrooms and living room.
  - > Carpentry with micro-ventilation position.
  - > This reduces energy consumption in the home with respect to the minimum required by law.

This rating leads to estimated energy savings of 80% and, therefore, significant economic savings, taking a home with an F energy rating as a reference.

*Estimated energy saving calculation of a typical 95 m² dwelling with a A rating compared to an F rating reference home, in accordance with the "Energy Efficiency Rating of Buildings" published by the Institute for Diversification and Saving of Energy (IDAE) in July 2015, and other regulations that complement and/or could replace it.
** Guaranteed minimum saving 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.

The present specifications are provisional and are subject to modifications due to Licence requirements or to the criteria of the Project Management, without detriment to the quality.

12 Electricity and telecommunications

The rooms come with top-quality, white, flat-design mechanisms, sufficient to guarantee optimal use of each of the surfaces that make up the home. On the terraces, a watertight electrical socket and a light point are provided.

All rooms in the home have a television and FM and telephone connection, except in the bathrooms, toilets and terraces. Likewise an electronic intercom opens the access doors.

The homes come with a satellite dish pre-installation for reception of digital channels and cable TV installation.

The terrace as well as the bathrooms, the toilet and the kitchen are delivered with the lighting fixtures according to the project.

13 Plumbing

Each home has mains water shut-off valves inside.

In the ground floor gardens and in the solarium according to typ e, there is a tap water connection.

The present specifications are provisional and are subject to modifications due to Licence requirements or to the criteria of the Project Management, without detriment to the quality.

14 Common areas

The development has an elegant entrance, with garden elements, with concierge for access control.

All outdoor spaces have been designed incorporating landscaping and solar control pergolas for the outdoor parking spaces.

The project has a large and sunny swimming pool for adults with saline chlorination, FIT space, SPA and toilets.

A semi-covered outdoor area, with outdoor furniture, completes the facilities.

The entire complex is equipped with wifi and will have a cardio-protected space, consisting of the installation of an external defibrillator from Cardio Guard Systems to be used in the event of a cardiac emergency.

15 Lifts

Communal areas have lifts with automatic doors and are suitable for use by people with reduced mobility.

16 Garages and storage rooms

Some homes, depending on the type, have a floor below ground level for use as a garage and storage room.

Vehicle entry is by remote opening of the motorized garage door.

Storage rooms will be painted in white with stoneware tile flooring.

Garages come with pre-installation for electric vehicle recharging in accordance with regulation (ITC) BT 52.

The present specifications are provisional and are subject to modifications due to Licence requirements or to the criteria of the Project Management, without detriment to the quality.

CALA SERENA SUN

CALA DE MIJAS

C/ Sierra de Grazalema s/n
29649 • Mijas, Málaga
900 10 20 80 viacelere.com