



SPECIFICATIONS

Developed by

25 *Anniversario*
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 **TUSCANY**
REALTY GROUP



FOUNDATIONS AND STRUCTURE

The safety and durability of your home are our top priority. The foundations will be laid using reinforced sprayed concrete with a **reinforced concrete** perimeter wall for underground areas and exterior waterproofing with perimeter drainage, in accordance with the recommendations of the **Geotechnical Investigation** carried out on the plot by a specialist company.

Similarly, the structure will be built using concrete slabs or waffle slabs with reinforced concrete pillars.

The entire process will comply with current regulations and the **Spanish Technical Building Code**, ensuring that every detail meets the highest quality standards.

FAÇADE AND EXTERIORS

The façade of our buildings will stand out not only for its elegance but also for its strength and durability.

The exterior façade has been designed to provide a **high level of comfort inside the house, while ensuring low energy consumption**, thanks to effective thermal and acoustic insulation. It will be built using a cavity wall system, with an outer layer of perforated brick, an air chamber, thermal and acoustic insulation, and an internal layer of brick finished with smooth plaster or plasterboard.

The exterior face of the enclosure will feature a rendered cement mortar finish with a neat appearance, combined with paint and decorative pergolas, depending on the design and building type.

ROOF

The flat roofs are **waterproof and thermally insulated**, providing not only a modern aesthetic but also greater energy efficiency. At Alura, the roofs will be constructed with a double-layer waterproof membrane that ensures watertightness, thermal insulation, and a protective geotextile underlay.

As for the finish, porcelain tiles or artificial grass will be used in walkable areas, while rounded gravel will be applied in non-walkable areas.





PARTITION WALLS AND INSULATION

To ensure the greatest sense of well-being in your home, soundproofing will be essential. This will be achieved using double brick walls finished with smooth plaster or dry partitioning with plasterboard, both incorporating **acoustic insulation** and sealed at key points with anti-resonance tape.

Interior partitions will be constructed using double hollow brick walls finished with smooth plaster, or dry partitioning using double plasterboard panels fixed to galvanised steel profile, with **internal insulation for enhanced comfort**.

INTERIOR CARPENTRY

Safety and peace of mind are top priorities: the entrance door to your home will feature a chrome-finished **security lock**.

The colour and design of the front door and the interior wooden doors will be defined by the Project Management team. The interior doors will feature protective rubber perimeter seals, as well as a micro-ventilation system and chrome handles and fittings. Bathroom doors will also include a locking mechanism.

Built-in wardrobes, with doors matching the design and finish of the interior doors, will offer optimal storage with a metal hanging rail, overhead compartments, and textile lined interiors.

The master bedroom will feature an **open walk-in wardrobe**, fully lined, with divided overhead compartments and a metal hanging rail.

FLOORING

The interior flooring of the homes will consist of floating laminate **flooring in the living room, kitchen, bedrooms, hall, and corridors, installed over an anti-impact layer**. This will enhance the soundproofing, sense of well-being and visual continuity throughout the home, while conveying the warmth of a natural material. Furthermore, two different finish options will be offered, to be chosen by the owner.

Flooring will vary in other areas of the home to suit each space: **porcelain tiles will be used in the bathrooms**, while exterior terraces will feature **non-slip porcelain flooring**.

Lastly, the parking area will be paved using reinforced concrete with a polished, durable and low-maintenance finish.





INTERIOR CLADDING

In the bathrooms, vertical surfaces will feature a combination of porcelain tiles on wet walls and painted finishes, in accordance with the project design.

False ceilings will be installed using plasterboard in bathrooms, the kitchen, and other areas where installations need to be concealed and do not require access. These ceilings will be finished with smooth plastic paint in a colour to be determined by the Project Management team.

In the bathroom designated for the air conditioning unit, a removable false ceiling will be installed to allow access. The remaining internal walls will be finished using a smooth plastic paint in a colour to be determined by the Project Management team.

SANITARY WARE AND PLUMBING

The bathrooms at Alura have been designed to offer both comfort and elegance. The sanitaryware will be made of white vitrified porcelain, combining a contemporary look with easy maintenance, while the shower trays will be crafted from resin. The bathroom furniture will be wall-mounted, offering both convenience and a sleek modern design, with drawers and built-in basins—double in the main bathroom and single in the others. The main bathroom will also include a shower screen that combines sliding and fixed panels. All mixer taps will feature a chrome finish.

Meanwhile, the domestic water system will comply with all current regulations and standards. The homes will have a **general stopcock and a separate stopcock** for each wet room.

Hot water for domestic use will be provided by a **heat pump**, with a high-performance system ensuring comfort for domestic hot water applications.

The pipes will be made of plastic material, taking advantage of its **resistance to all types of water**, its low roughness and its lower thermal conductivity compared to metals like copper.

Additionally, the homes will have hot and cold water connections for the washing machine and dishwasher, as well as an additional cold water outlet on the patio.

ELECTRICITY

The electrical installation will fully comply with Spain's Low Voltage Electrotechnical Regulations. It will feature a high level of electrification, with a full range of electrical and telecommunications outlets, as well as high-quality switch mechanisms.

Private patios will be equipped with a watertight plug socket, and the kitchens will include electrical sockets for the washing machine, dryer, and dishwasher.

To control access, the building will be **fitted with an intercom system with a camera** at the building entrance, and each home will have a monitor.





SPECIAL INSTALLATIONS

Our installations are designed to ensure that all homes have access to all available digital options with respect to fibre optic and coaxial cable connections, in accordance with Spain's Common Telecommunications Infrastructure Regulation. For terrestrial and satellite signal reception, a collective communal antenna system will be installed.

Ventilation in the apartments will comply with the Spanish Technical Building Code (CTE), with micro-ventilation integrated into joinery and extraction vents in bathroom and kitchen ceilings.

KITCHEN

The Italian-style kitchens will feature fully fitted furniture with both high and low cabinets with large capacity, available with two alternative finish options. Appliances will include the following: **extractor hood, ceramic hob, oven, microwave, washing machine, embedded dishwasher and embedded fridge** (all BOSCH brand or similar).

The worktop and worktop face will be made of porcelain or similar material, with excellent technical and performance characteristics that make them very safe, hygienic, easy to clean and maintain, and highly resistant to scratches, impacts, and abrasion. It is also a sustainable and environmentally friendly material.

COMMUNAL AREAS

Because the safety of all residents comes first, Alura is a **fully enclosed residential complex** with controlled access gates. For access control, the building is equipped with a **video intercom system featuring a camera** at the entrance and a monitor in each home.

In addition, vehicle access to the garage will consist of an automatic gate opened using a remote control. The underground garages will be fitted with a **fire detection system** consisting of sensors and alarms, and a mechanical ventilation system will be activated by fire and CO2 detectors connected to the alarm system.

Similarly, parking spaces will each be **prepared for the installation of an electric vehicle charging point** (which is included among the optional extras). The maximum power load will be up to 7.4 kW, depending on the power contracted by the homeowner, in accordance with current regulations.

Automatic lifts conveniently connect all levels of each building and the communal areas, ensuring full accessibility.

The communal gardens, designed with a tropical aesthetic, will feature automatic irrigation systems, and outdoor pathways will be lit using beacons to minimise light pollution.

In addition, as a health and safety measure for residents, a defibrillator will be installed on site, to be used in an emergency by people who have received basic training.





COMMUNAL LEISURE AREAS

At Alura Living, you will enjoy an exclusive complex boasting the best amenities, designed to provide enjoyment for all residents.

For those who love the water, Alura has both indoor and outdoor options. Outdoors, residents can enjoy **two magnificent outdoor swimming pools** – one for adults and one for children – surrounded by landscaped gardens and a **chill-out area with a barbecue**. On the other hand, the communal areas also include **a hammam and a sauna** — the perfect place to relax and unwind, especially during the colder months of the year.



In addition, sports lovers can enjoy an **outdoor callisthenics park**, an **indoor gym** fully equipped with multi-disciplinary equipment, and a **golf simulator** in an enclosed covered area, so you can practice your swing all year round. And if you like to travel by bike, a **bicycle parking area** is available within the complex, keeping your bike safe and your home clutter-free.

Furthermore, this development also has a perfectly furnished **Living Area** with integrated kitchen. This is a highly versatile space that can be used as a gourmet room to enjoy with friends or family, or even as a co-working space.



AlurAPP

AluraApp is a unique and powerful management and control tool, offering a wide range of services that all homeowners can enjoy from the moment they reserve their new property.

Throughout the purchase process, you will be able to easily access all essential documentation related to your home, including building plans, manuals, and more.

And it doesn't end with the handover of the keys: once installed, the app allows you to make reservations at nearby restaurants, golf courses, car rentals, and more, as well as book Alura Living's shared facilities such as the co-working space, gym, hammam, and others.



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Alura Bespoke

Shape your dream

Our options catalogue is available for those who want to customise their home to suit their needs and tastes. To achieve this, we offer a carefully selected **range of materials and finishes to choose from** and even offer the installation of elements on patios or parking areas.

Here are just some of the choices available:

- Combination of kitchen finishes (at no additional cost)
- Change from a washing machine to a washer-dryer.
- Change of colour for the laminate wood flooring.
- Option to change the flooring for large-format porcelain stoneware.
- Blinds in living rooms on the ground floor.
- Underfloor heating in bathrooms.
- Screen in secondary bathrooms.
- Recessed taps.
- Suspended toilet.
- Ceiling spotlights in areas with false ceilings.
- 60 cm drawers.
- Outdoor kitchen with barbecue for penthouse apartments.
- Mini-pool for penthouses and ground-floor apartments.
- Electric vehicle recharging point.

*Optional features are not included in the property price.

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ALURA

L I V I N G

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