



Quality Specifications

South Bay II
Las Mesas
ESTEPONA

Quality specifications

 **STRUCTURE**

- › Built with reinforced concrete.

 **FAÇADES**

- › Half a foot façade built with brick and interior air camera, insulation and interior finishing with laminated plaster walls.

 **WINDOWS AND EXTERIOR ELEMENTS**

- › Windows with aluminium frames.
- › Electric blind in all bedrooms.
- › Double glazing or similar type throughout.

 **DOORS AND INTERIOR ELEMENTS**

- › Security main access door, finished with lacquer paint, with peephole and chrome or inox fittings.
- › Interior doors finish with lacquer paint.
- › Bedroom wardrobes with interior panels, lacquer painted doors, with upper shelves, small interior cabinet and interior hanging bar.

 **VERTICAL AND HORIZONTAL PARAMETERS.**

- › Porcelain floors in the whole house with skirting with similar feature of doors.
- › Bathrooms floors done in ceramic, humid areas (shower areas and baths) tiled.
- › Kitchen with Porcelain floors and tiled in cooking and kitchen sink area.
- › False laminated plaster ceiling in Kitchens, Bathrooms and corridors.
- › Interior walls of plaster board panels and insulation.
- › Separation between houses, built with brick walls and plaster board.
- › Plastic paint in horizontal and vertical elements in the whole house, excluding tiled areas.

 **KITCHEN**

- › Kitchen fitted with top and bottom units, with high capacity and self-closing.
- › Kitchen worktop in quartz or natural stone with kitchen single lever taps.
- › White goods: induction hob, multifunction oven, dishwasher, washing machine, refrigerator and extractor fan.

 **PLUMBING AND AIR CONDITIONING**

- › Complete air conditioning installation with air tubes and piping in living and bedrooms. Brand Daikin or similar.
- › Water supply and drain for washing machine and dryer in laundry zone.
- › Inlet water valves and drain for washing machine and tumble dryer in the utility room.
- › Water tap on the terraces.

 **SANITARY EQUIPMENT AND FITTINGS**

- › Thermostatic taps in bath and showers. Single lever taps in washbasin and sink. Brand Jacob Delafon or similar.
- › Washbasin cabinet and mirror included.
- › Shower screen in master bathroom.

 **ELECTRICS AND TELECOMMUNICATIONS**

- › REBT and RICT (Electrical regulations) electric elements included, with first class mechanisms.
- › DTV and SAR connections in kitchen, living room and bedrooms.
- › Broadband and telephone connection in kitchen, living room and bedrooms.
- › Video-intercom access.

 **BUILDINGS COMMUNAL AREAS**

- › Multipurpose community room.
- › Gymnasium.
- › Storerooms with ceramic floors and skirtings.
- › Main access to the buildings with porcelain or natural stone floors.
- › Stairs and lobby with porcelain or natural stone.
- › Elevator/lift.
- › Parking area with special concrete floor.
- › Automatic main car access door with remote control.
- › Internal and private green zones.
- › Children and adult pools.