

MIRADOR DE ESTEPONA HILLS



Un palco al Mediterráneo



TECHNICAL SPECIFICATIONS
OF APARTMENTS UNDER CONSTRUCTION

EDIFICATION

STRUCTURE



- ▶ Structure of reinforced concrete pillars and reticular slabs with pads foundation of reinforced concrete according to CTE DB-SE and Geotechnical Study carried out.
- ▶ Flat level roofs will be passable inverted type, suitably waterproofed, depending on the intended use.

FACADE



- ▶ External enclosures of two sheets with polyurethane insulation, air chamber and lined interior gypsum board, with internal insulation between studs. The finish of the inner sheet will run with plastic paint and outside of cement mortar finished with an exterior stony paint.

PARTITION WALLS



- ▶ Interior distributions formed walls of galvanized steel, gypsum board and internal insulation. Surface finish using smooth plastic paint.

FINISHING



- ▶ Porcelain stone tile flooring with skirting board of DM water-repellent lacquer in white.
- ▶ Porcelain stoneware tiles in bathrooms.
- ▶ Common areas in marble, colour and format defined by the project management, as well as skirting the same material.

JOINERY



- ▶ Aluminium Thermal Break and glazing with thermal and sound insulation, made up of one or laminates depending upon the security of the stays.
- ▶ Front of terraces with glass railings, composed of aluminium alloy profiles and glazing laminated safety glass.
- ▶ Entrance gate to the house, armored, wood lacquered in white, door with security lock, door handle and optic peephole.
- ▶ Interior wooden doors lacquered in white with black handles finished in satin nickel, as well as sentence in main bedroom, bathrooms and toilets.
- ▶ Front of wooden built-in wardrobes lacquered in white, fitted with drawers and shelves.



EDIFICATION

FITTINGS AND SANITARY WARE



- Top quality taps, mixer thermostatic taps in the sinks and showers.
- Toilets attached to wall vitrified porcelain
- shower with extra slimline tray with central grille made of stainless steel.

ELECTRICITY



- Centralized air conditioning, through installation of hot/cold air conditioning ducts and grilles in lounge and bedrooms
- Electrical installation with high degree of electrification, executed in accordance with REBT.
- Electrical mechanism anthracite grey colour of the Delta range Style or similar.
- Lighting with LED strips, arranged in living rooms in houses as duplex style, as well as penthouses
- Automation of blinds on large doors arranged in bedrooms.
- Installation of digital television, telephony and internet services, as RICT and automatic door station.
- Alarm system and fire detection in garage as CTE DB-SI.

EQUIPMENT



- Bathroom furniture for accommodation of sinks, equipped with mirrors.
- Equipped kitchen, heading to define by the developer
- Hot water production with renewable energy system in accordance with CTE.



HOUSING DEVELOPMENT

- Exclusive entrance with access control, with 24 hours Security-365 days a year.
- Internal security circuit by monitoring.
- Electric drive elevators without machine room have capacity up to 6 people.
- Wide zones of amusement parks and gardens with pedestrian paths and hiking
- Cobblestone paving vials with textured concrete and different colours
- Circuits of drip irrigation and sprinkler system through recovery of rain water.
- Interior lighting vials and landscaped areas with luminaries equipped with LED technology.
- Charging Points for Electric Vehicles
- Recreational and leisure area with direct sea views and access control of owners that includes:
 - » *Swimming pool for adults and Child Type beach of fine quartz sand.*
 - » *Toilets and changing rooms.*
 - » *Beach Sun Terrace with sun loungers and parasols*
 - » *Snack bar and outdoor café área.*
 - » *High Standing Sports Center.*

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MIRADOR ESTATE S.L.

Purchaser

