

AZURE
BAY

F U E N G I R O L A

QUALITY SPECIFICATIONS

FOUNDATIONS & STRUCTURE

- ▶ The foundations will be designed in accordance with the conclusions of the Geotechnical Study.
- ▶ The structure will be executed, both for vertical and horizontal elements, in reinforced concrete, calculated according to current regulations and the Technical Building Code.

FACADE

- ▶ The exterior walls will feature a blend of brick, continuous mortar, and paint, creating a harmonious aesthetic with varied textures and tones.
- ▶ Decorative elements on the façade will include composite panels, ceramic plates, and other similar materials, adding to the visual appeal.
- ▶ The facade will further incorporate a thermal and acoustic insulated air chamber, which will achieve significant energy savings and optimise comfort inside the house.
- ▶ Inside, partition walls will be constructed with a galvanized steel framework and double-layer laminated plasterboard, providing robust and stylish interior divisions.



INTERIOR DIVISIONS

- ▶ Diving walls between dwellings, and between dwellings and communal areas are formed of a galvanised steel metal structure, high acoustic performance bricks, lined with dry partition walls, with double laminated plasterboard and thermal-acoustic insulation with mineral wool.
- ▶ Interior division of the dwellings are formed of dry partition walls, with double laminated plasterboard, a galvanised steel metal structure and thermal-acoustic insulation with mineral wool.
- ▶ Water-resistant laminated plasterboard in damp areas.
- ▶ Smooth plastic paint on non-tiled vertical surfaces ensuring a high quality finish.

CEILINGS

- ▶ Suspended false ceilings of laminated plasterboard throughout the house, waterproof in damp areas. Finished with smooth plastic paint.

ROOFING

- ▶ The roofs have been designed according to their intended use to guarantee watertightness with asphalt waterproofing; formed from inside to outside by vapour barrier, thermal insulation, geotextile film, slope formation, regularisation mortar layer, oxyasphalt primer, double waterproofing sheet, geotextile film, protection mortar and anti-slip flooring.



EXTERIOR CARPENTRY & GLAZING

- ▶ The exterior carpentry and glazing will ensure compliance with the Technical Building Code, specifically the Basic Energy Saving Document and the Noise Protection Document, enhancing the level of comfort throughout the home.
- ▶ Carpentry with aluminium or PVC profiles with thermal bridge break combined with different types of opening depending on the location. Air intake opening for ventilation, by means of micro-ventilation.
- ▶ Glazing with double glazing with dehydrated air chamber, low emissivity. Security glass in entrance/exit doors.
- ▶ Glass railings on terraces with laminated safety glass.
- ▶ **Upgrade:** Motorised aluminium blinds Colour similar to that of the exterior carpentry.

INTERIOR CARPENTRY

- ▶ The access door will be multi-point locking and armoured for security with a lacquered finish.
- ▶ Access doors will be fitted with an optical peephole, three-point security lock and stainless-steel fittings.
- ▶ The interior doors of the property will have a white lacquered finish and matt stainless-steel handles, giving the property an elegant and modern look.
- ▶ Interior doors will be hinged, except in cases where it is advisable to use sliding doors to improve the use of the room to which they give access.
- ▶ The wardrobes will also be lacquered and will include an interior with luggages helf, drawers and hanging rail.



PLUMBING AND DRAINAGE INSTALLATION

- ▶ The plumbing installation will include water inlets for each sanitary appliance in bathrooms and kitchen, and will have a general stopcock and independent stopcocks in each wet room.
- ▶ Hot water will be produced by means of a split arothermal system intended for maximum energy efficiency.
- ▶ Each of the sanitary appliances in the house will be connected to the sewage system, with soundproof PVC drainpipes.

AIR CONDITIONING

- ▶ For maximum thermal comfort and enjoyment, dwellings will benefit from installation of ducted air conditioning, temperature control by means of an Airzone (**Upgrade**) type zoning system, with motorised grilles.
- ▶ Underfloor heating in bathrooms (**Upgrade**) Underfloor heating throughout the house.

VENTILATION

- ▶ Installation of mechanical ventilation in the home in accordance with the Technical Building Code.
- ▶ Extraction vents in bathrooms and kitchens.



ELECTRICITY, TELECOMMUNICATIONS AND DOMOTICS

- ▶ The dwellings will include the electrical and telecommunications sockets required by regulations. Electrical installation in accordance with the Low Voltage Electrotechnical Regulations.
- ▶ Broadband data, telephone and TV/FM sockets will be provided in the living room, kitchen and bedrooms.
- ▶ Video door entry system that will communicate with the access door to the urbanisation.
- ▶ All electrical mechanisms will be high quality.
- ▶ Interior lighting system consisting of light points embedded in false ceilings, downlights with LED technology, according to project.
- ▶ Indirect lighting with LEDs in the basement and bedroom ceiling coving.
- ▶ Domotics, Basic Package included (Lights On - Off and Web Server).
- ▶ **Upgrade:** Indirect lighting with LEDs in the living room ceiling coving
- ▶ **Upgrade: Optional Package**
Light regulation, voice commands, Air-Zone climate control, humidity and smoke sensors, motion sensors, domotic screens in kitchen, living room and bedrooms, blinds control, weather, aqua-zone for underfloor heating in the whole house.



ENERGY EFFICIENCY

Utilising cutting-edge sustainable construction solutions to optimise energy consumption and ensure user comfort and enjoyment, this project incorporates:

- ▶ The latest technology in air conditioning and air quality systems, prioritising both high performance and low energy consumption.
- ▶ Use of LED lighting solutions in different areas of the building, guaranteeing optimal energy use, longevity, and efficiency.
- ▶ Environmentally friendly sanitary devices. Designed for low water consumption and significant savings.
- ▶ These measures not only achieve substantial financial savings but also contribute to sustainable living and reduce environmental impact.

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ENERGY
EFFICIENCY



FLOOR AND WALL TILES

► The floor and wall tiles in the bathrooms will be of a high quality, modern, large-format porcelain material.

BATHROOM FITTINGS AND TAPS

► Top quality sanitaryware, taps and screens have been carefully selected to offer the highest quality and functionality.

► The sanitaryware has a modern and efficient design, the taps provide precise water control, the shower trays guarantee a relaxing bathing experience and the shower enclosures offer safety and style in every bathroom.

► Every element has been chosen with the comfort and satisfaction of our customers in mind, ensuring a stylish and functional environment in every home.



KITCHENS

► High-end designer kitchens, equipped with high and low cabinets with a cushion close system, integrated handles, and porcelain countertop peninsula. Choose from 3 colors of cabinets and countertops. High-end Siemens appliances.

► **Upgrade:** 100% invisible integrated induction hob.

► **Upgrade:** MIELE appliances

► **Upgrade:** Exclusive custom kitchen design

GARDEN

► **Upgrade:** Private pool in the garden. Only in Homes 7, 8, 10, and 11.

► **Upgrade:** Jacuzzi.

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KITCHENS & MORE



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INSURANCE

► Contracting with an insurance company of certified solvency, the Ten-Year Insurance, which guarantees coverage for ten years of compensation for material damage caused to the building by defects or defects that originate from or affect the foundation, supports, beams, the slabs, load-bearing walls or other structural elements, and that directly compromise the mechanical resistance and stability of the building.

► The construction process will be supervised at all times by the Technical Control Body (OCT) in order to guarantee that the work is carried out with the maximum quality and safety controls in the building.

STRUCTURE ACCORDING TO CTE REGULATIONS

► The foundation and the structure will be executed with reinforced concrete according to the requirements of the regulations of the Technical Building Code on Structural Safety.

MATERIAL QUALITY CONTROL

► Quality control of construction processes and materials by approved and accredited Laboratory.

OBSERVATIONS

► The materials described in this quality report may undergo modifications that the Project Management of the works deems appropriate, provided that, in its opinion, this does not harm their quality, in accordance with RD 515/1989 of April. The information contained in this commercial dossier is not contractual in nature, and may be modified by the promoter, who reserves the right to make the necessary modifications during the course of the work due to technical, legal or commercial requirements, without this implying impairment. in the global end of qualities or commercial information related to decree 218/2015, which is available to the consumer. All construction solutions used will comply with the conditions of the applicable regulations, technical building code and the technical specifications of the building project. Furniture not included, except kitchen.