

LACALAVALLEY



QUALITY SPECIFICATIONS

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## FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundations and structure according to geotechnical study and current regulations.

## FACADE

- The enclosures of the dwellings are made with the capuchina system where the air chamber and the thermal insulation provide the necessary comfort to the dwelling. Finished with monolayer mortar with continuous cladding.

## ROOFS

- Terraces-Solariums in dwellings are finished with anti-slip Porcelain Stoneware flooring after forming slopes, waterproofing with polyurea or similar and a layer of levelling mortar.
- Sloped roofs finished with protection mortar prior to the formation of pending, levelling layer of mortar. waterproofing with polyurea or similar, protective mortar and extruded polyurethane thermal insulation.

## BUILDING AND COATING

- The interior distribution of the houses will be made by system of plasterboard walls and acoustic insulation of mineral rock wool.

- Thicknesses is according to needs and uses.

- The divisions between houses are made of solid perforated brickwork masonry one half foot thick, acoustic insulation with mineral rock wool and plasterboard paneling.

## CEILINGS

- False ceilings of laminated plasterboard in hallways, bathrooms and in areas where necessary in order to hide the installations with registers for its maintenance.

## PAINT

- Exterior acrylic paint on the white façade.
- Plastic paint in a soft color on vertical and horizontal walls in the interiors of houses.

## INTERIOR WOODWORK

- Reinforced high security entrance door with anti-lever hinges and security lock, exterior and interior finishing like the rest of the interior doors of the house.
- Interior doors of the house in block will be smooth lacquered in white and matt chrome handles.

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- Built-in closets with fronts and interior lining of the same finish to match the interior carpentry of the house and interior distribution with drawer units.

## EXTERIOR WOOD AND METAL WORK

- Exterior woodwork in lacquered or anodized aluminum with thermal break and monoblock type drawer unit. Sliding, folding, pivoting and tilt-and-turn windows depending on the project. With aluminum slat blinds.
- Double glazing with air chamber, Climalit type or similar, with security on balcony doors. Safety glass on terrace railings and interior doors.

## SCREENS

- In bathrooms open to the bedroom, the doors and screens of the showers and toilets have laminated glass and in the bathrooms on Level 1 the showers have screens.

## ROAD SURFACE AND TILED

- In bathrooms, tiling of vertical surfaces with porcelain stoneware.
- In the rest of the house, interior and exterior paving with top-quality porcelain stoneware or laminated flooring of AC4.

## SANITARY FIXTURES AND FITTINGS

- Porcelain toilets, non-slip resin shower trays.
- Washbasins on furniture.
- Cisterns with double flush water saving system.
- Ecological mixer taps with perlators and hot water saving system.

## PLUMBING AND SEWERAGE

- Separative sewage and rainwater network in high-resistance PVC pipes with a soundproof evacuation system.
- All hot and cold water installations in the house will be made with polypropylene pipes (PP-R).
- Domestic Hot Water (DHW) production through an Aerothermal system.
- Complying with the regulations of the CTEDBHS with the corresponding pipes of different nominal diameters and materials (polyethylene, polybutylene and PVC), battery of meters, filters, valves, tanks, pressure groups, internal networks, evacuation networks, drainage networks. and sewage networks.

## HEATING AND AIR CONDITIONING

- Ventilation and air renewal system throughout the house, according to the DB-HS technical code.
- Hot/cold air conditioning by Aerothermia system.
- Airzone system. Individual temperatura regulator for each room.
- Pre-installation in the basement floor.
- Electric underfloor heating in bathrooms Level 1.

## ELECTRICITY

- Complete basic electricity installation with switches and sockets of leading brands, and main and secondary panels in compliance with the REBT.
- Electrical installation with protection switches and separate networks in the main switchboard.
- TV and data connection points in all main rooms.
- Motorized foscurit roller blinds in bedrooms with southern facade and pre-installation of motorized shutters in the rest of the bedrooms.

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- Pre-installation for motorized blinds in living rooms.
- USB sockets in living room, kitchen and bedrooms.

## VIDEO DOOR PHONE

- Video intercom system with color camera and direct communication to the entrance of the residential complex.

## LIGHTING

- Exterior architectural lighting.
- Recessed lighting with spotlights in bathrooms and hallways.
- Luminaires on exterior walls, terraces with spot lighting.

## TELECOMMUNICATIONS

- Common Telecommunications Infrastructure (ICT), for the reception and distribution of radio and television signals, including pre-installation for digital platforms, with RTV and TLCA (cable TV) outlets in the living room, kitchen, bedrooms, and terrace.
- Basic telephony and ISDN network with outlets in the living room, bedrooms, and kitchen.

## PHOTOVOLTAIC SYSTEM

- Houses are provided with preinstallation for the installation of photovoltaic systems on the roof of the houses.

## HOME AUTOMATION

- A home automation system will be installed with the following functions:
  - Flood detection with automatic supply cut-off.
  - Smoke alarm
  - Power outage alert
  - Climate control.

## KITCHEN

- Fully equipped and furnished kitchen with high and low cabinets. Top-quality compact quartz countertop.
- Design and chromatic quality advice.
- The customer can choose from three colors of door finishes and countertop colors.
- Appliances: Including Refrigerator, Microwave, Oven, Induction hob, Extractor hood, Sink, Dishwasher. (2-year warranty).
- Washing machine and dryer, located according to plans.
- All equipment has an A or higher energy rating.

## SWIMMING POOL

- Private infinity pool, installed with automatic salt chlorinator. It is delivered filled and in operation, as well as the night lighting by LED.

## LIFT

- Installation of a low-speed elevator for semi-detached houses with more than two levels and for detached houses.

## PARKING

- Pre-installation of electric vehicle charging points will be available in all homes.

## GARDENING AND LANDSCAPING

- Mediterranean and tropical design of landscaping composed of grass (TP), shrubs, trees, and all hedge planting along the perimeter of the plot, including electro-welded fencing (2m high) to guarantee privacy and enclosure of the plot.
- Complete installation of automatic irrigation system and outdoor lighting.

## INTERIOR STREET AND PLOT ENCLOSURE

- Pedestrian zone and roadway with traffic with prefabricated concrete bicolour pavers.

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- Perimeter enclosure in contact with the public road through a brick wall and tubular profiles.
- Separation with tubular profiles between homes in Solarium with adjacent pools.

## NETWORKING CENTER

- Equipment for meetings including printer, high-speed internet, TV, and equipment for presentations.

## COMPLIANCE WITH REGULATIONS

- According to the corresponding regulations for energy efficiency of new buildings, the development has the following category of energy efficiency:

- **for CO2 emissions - A**
- **for energy consumption- B**

## COMPLIANCE

The residential complex of 16 dwellings developed by ASOCIADOS PEREA ARROCHA, S.L., in La Cala de Mijas, Mijas, Malaga complies at all times with the regulations in force.



CONSUMO DE ENERGÍA PRIMARIA NO RENOVABLE [kWh/m <sup>2</sup> ·año]	EMISIONES DE DIÓXIDO DE CARBONO [kg CO <sub>2</sub> /m <sup>2</sup> ·año]
< 24,5 A	< 5,6 A
24,5-42,3 B	5,6-9,7 B
42,3-69,1 C	9,7-15,8 C
69,1-108,5 D	15,8-24,7 D
108,5-226,7 E	24,7-52,4 E
226,7-247,1 F	52,4-59,2 F
≥ 247,1 G	≥ 59,2 G

  

29,46 B	4,99 A
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