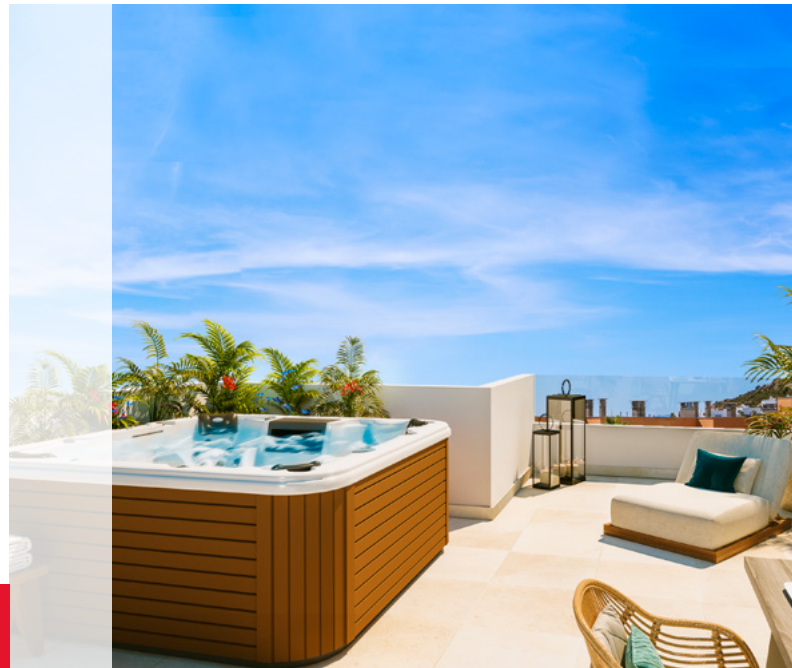




GOLDEN VIEW II
BAHIA DE LAS ROCAS
Quiet Living



SPECIFICATIONS



FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundation and structure, supervised by an Independent Technical Control Body.

ROOF

- The roofs will be flat, waterproof and with thermal insulation. The walkable terraces will be finished with non-slip ceramic flooring and the non-walkable ones will have a gravel finish. And the pavement of the solarium will be with artificial grass

FAÇADE

- Cladding rendered with a skim coat of cement mortar on brickwork and painted.
- Façade walls composed of an outer panel with six-inch bricks, rendered with a skim coat of cement mortar on the outside and sealed on the inner face. And an inner panel with self-supporting drywall cladding or a brick wall with a plaster skim coat. And with thermal and acoustic insulation between both panels.

WALLS AND INSULATION

- Party walls between dwellings with brickwork and brick cladding or a brick wall with a plaster skim coat, with acoustic and thermal insulation of each face.
- Interior partition walls either drywall or brick walls with a plaster skim coat.



EXTERIOR JOINERY

- Exterior joinery of lacquered aluminium (colour to be determined by the Project Management). Joinery with thermal break and micro-ventilation system.
- Double glazing with air chamber

INTERIOR JOINERY

- Security front door to the dwelling, standard compliant.
- White lacquered interior doors with bolt in bathrooms and toilets.
- Fitted wardrobes in bedrooms with facings of the same design and colour as the interior doors. Lined interiors, suitcase compartment and metal bar for hangers.

FLOORING AND TILING

- Laminate flooring in living room, kitchen, bedrooms, hall and corridor.
- Ceramic flooring in bathrooms and toilets.
- Non-slip ceramic flooring on terraces and in porch.
- Non-slip ceramic/concrete and/or natural stone flooring in communal areas.
- Panelling in kitchen between worktop and wall units, same material as worktop.
- Ceramic tiles will be combined with painted walls in bathrooms.

INTERIOR CLADDING

- Plaster false ceiling in bathrooms, kitchen and various area.
- False ceiling with inspection hatch for AC equipment.
- Rest of the dwelling's walls with a plaster skim coat.



SANITARY FITTINGS AND TAPS

- Premium white vitrified porcelain bathroom fittings in the dwellings' bathrooms and toilets, with shower tray depending on the type of dwelling and room.
- Mixer tap with a chrome finish and a water-saving mechanism.

KITCHEN FURNITURE

- Front of kitchen furnished with floor and wall units.
- Stainless steel wash basin with mixer tap.
- Extractor hood.
- Electrical appliances: Ceramic hob, fridge, washing machine, electric oven and dishwasher.

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installation in compliance with Low Voltage Electrotechnical Regulations and current standards.
- Electrical mechanisms with a modern design.
- Telecommunications installed in dwelling with sockets in living room, bedrooms and kitchen.
- USB charging dock in kitchen.
- Video intercom installed.

DOMESTIC HOT WATER AND HVAC

- Aerothermal system to produce DHW.

AIR CONDITIONING

- Air conditioning system with heat pump (cooling and heating), for air-to-air system, with ducts and white lacquered supply and return grilles.



SPECIAL INSTALLATIONS

- Project in compliance with the CTE (Technical Building Code), Andalusian Government Regulation 293/2209 on Accessibility and with Regulation 169/2011 for the Promotion of Renewable Energy and Energy Saving and Efficiency in Andalusia.
- Telecommunications Installation in compliance with Common Telecommunications Infrastructure Regulation adapted to Fibre Optic and Coaxial Cable to make all digital options available to the dwellings.
- Ventilation in dwellings compliant with the CTE (Technical Building Code), micro-ventilation integrated into joinery and extraction vents in bathroom and kitchen ceilings.
- Garage with mechanical ventilation, fire and CO detectors connected to the alarm panel.
- Energy efficiency rating of the development: B

COMMUNAL AREAS

- Bollard lighting used in outside communal areas to avoid light pollution.
- LED low-energy lighting at entrances, in garages and in communal areas.
- Shared automatic access gate for vehicles, with control for opening.
- Garages with polished concrete floor and painted walls.
- Outstanding accessibility: Access ramps.
- Residential complex fully enclosed and fenced.

ENERGY EFFICIENCY CERTIFICATE



The information contained in this document and the commercial floor plans is for information purposes only and may be subject to changes due to the technical requirements of the project or for commercial or legal reasons.





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Quiet Living

The information and graphic materials in this document are for information purposes only, they have no contractual value and may be subject to changes due to technical or legal requirements or at the initiative of the Project Management. The gardening, decor and furniture are solely for decorative purposes and are not binding. The rest of the information related to Andalusian Government Royal Decree 218/2005 is available and can be viewed at our offices.