



Building Specifications

These building specifications are intended merely as a guide and THE CAPE CABOPINO reserves the right to introduce such modifications as might be necessary for technical or legal reasons, are recommended by the works management as being necessary or convenient so that the building can be completed correctly or such modifications as might be required by competent public bodies. In such cases, they will be substituted by others of the same or superior quality. The images which appear in this leaflet are intended as a guide and are not contractually binding.

# CONTENTS



## 1. EXTERIOR AREAS

The complex  
Swimming pools

## 2. ENERGY SAVING

Sustainable construction  
CTE (Technical Building Code)

## 3. FINISHINGS

Floors  
Exterior  
Interior  
Bathrooms  
Woodwork  
Access door  
Room doors  
Wardrobes

## 4. Metallic carpentry

Aluminium frames  
Blinds  
Parapets

## 5. Bathrooms and toilets

Master and secondary bathrooms  
Wall tiles  
Taps  
Toilets  
Guest toilets  
Wall tiles  
Taps  
Toilets

## 6. KITCHENS

Kitchen  
Structure and metallic accessories

## 7. INSTALLATIONS

Electricity  
Lighting  
Telecommunications  
Home automation  
Air-conditioning  
Ventilation  
Plumbing  
Underfloor heating  
Fireplace

## 8. TECHNICAL SPECIFICATIONS

Foundations  
Roofs  
Building façade  
Window frames and glazing  
Dividing walls and insulation  
Floors  
Interior carpentry  
Wall covering  
Suspended ceilings  
Bathrooms  
Kitchens  
Climate control and hot water

Electrical installation  
Plumbing installation  
Telephone installation  
Telecommunications installation  
Finishing of exteriors and gardens  
Lifts  
Swimming pools

## 1. Exterior Areas

### The Complex

The complex prides itself on maintaining a relationship between the natural slope of the land and the siting of the buildings, private gardens and common areas, which give rise to several terraced levels.

The exterior walls are comprised of one opaque part in brick rendered with cement mortar similar to the building exteriors and another, upper part made up of oxiron-coloured pleated metal plate. On top of this there is a metal fence to reduce visibility into the complex.

The walkways and steps are of non-slip ceramic floor tiles and self-compacting gravel.

The gardens are integrated into the natural slope of the land, making use of areas of lawn around the swimming pools and Mediterranean and tropical shrubs in the remaining areas. The community stairways are lined with climbing plants, thus creating a pleasant atmosphere and providing natural temperature control in the area.

Entrances to the garages are from the road to each block and are made using printed concrete and are lit by LED beacons.

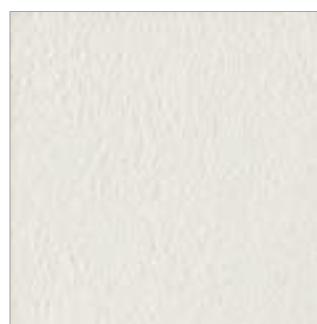
The garages have automatic doors made of sections of PVC-clad grooved slats. The doors are opened automatically using a remote control or from the answerphone.

The exterior is rendered with a double coat of lime-based mortar and finished with RAL 9003 plastic paint.

The design of the complex includes decorative elements and planters clad with composite panels made of aluminium sheets.



Climbing plant on  
stairway



Lime-based exterior rendering



Composite panel

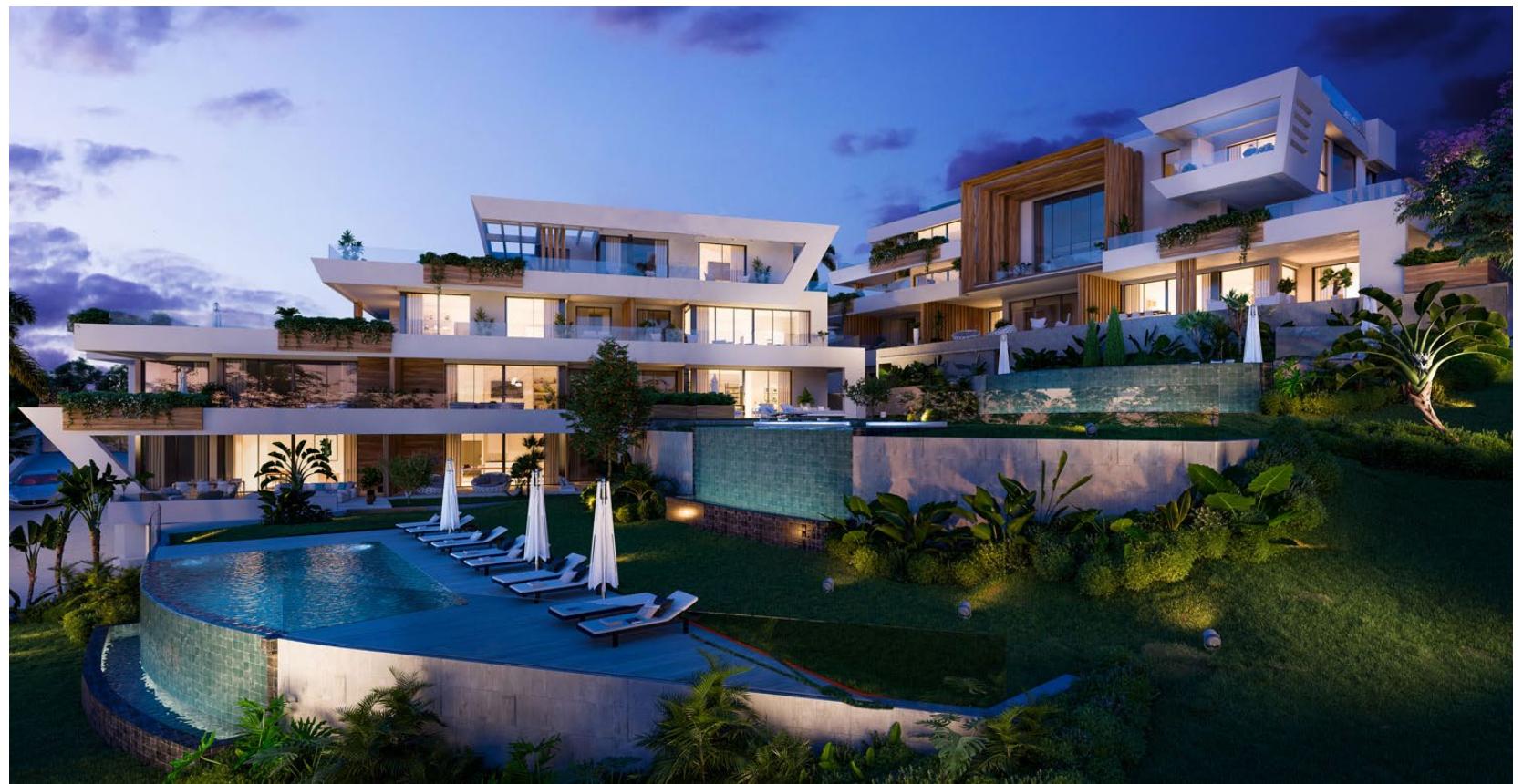


Exterior beacon



Exterior Wall lamp

## Swimming Pools



ARGENTA Porcelain stoneware floor tile  
90 x 90.



Sukabumi  
10 x 10 cm



Imitation wood



Sukabumi  
10 x 10 cm

## 2. Energy saving

### Sustainable construction

Being well aware of the need to respect the natural surroundings and to make responsible use of resources, Marbella Sunset has made sure to use construction technologies and techniques to minimize as far as possible the impact on the environment.

#### Energy and atmosphere

The energy saving system is composed of a highly efficient aero-thermal system in conjunction with construction systems which guarantee maximum thermal and acoustic comfort by optimizing the enclosing walls of the building.

Aerothemia is a technology with a high efficiency factor and is based on extracting energy from the air, 75% of this energy coming from the exterior and only 25% from electricity consumption. This technology can be considered renewable energy, due to the fact that it is a high-efficiency and low CO<sub>2</sub> emission technology. The system re-uses the residual heat of the heat pump to heat the property.

#### Interior ambiance quality

The properties are designed and constructed so that they enjoy adequate ventilation, adequate thermal and acoustic comfort by using aluminium window and door frames with a thermal bridge break (TBB) and double glazing with acoustic (laminated) and solar protection and with suitable light levels to take maximum advantage of the natural light through large format windows.

#### Innovation in its design

During the design process special importance has been given to all eco-efficient resources.



### CTE - (TECHNICAL BUILDING CODE)

The properties are constructed in line with the strictest guidelines of the CTE (Technical Building Code) for maximum energy efficiency.



## Flooring

### Exterior

For exterior flooring on terraces, [Argenta 90 x 90 cm format](#) porcelain stoneware floor tiles with a C3 finish are used. The same material is used for steps.

For common areas 60 x 60 cm porcelain stoneware floor tiles are used.

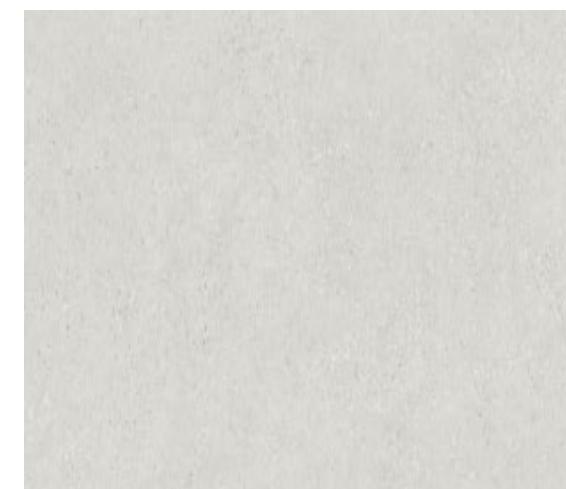
Vehicle accesses are surfaced with coloured printed concrete.



### Interior

The interior and exterior flooring of the property is of ceramic floor tiles by [Argenta](#) in [90 x 90 cms format](#).

Both the interior and exterior flooring is continuous, thus achieving a sensation of continuity between all the rooms of the property.



**Kalsten Artic  
90 x 90 cms**



**Printed concrete**

### Bathrooms

Flooring in the bathrooms and the toilets is identical to the rest of the property, [Argenta Kalsten Artic model](#) in [90 x 90 cms format](#).

### 3. Finishings

## Woodwork

### Front door

**REINFORCED security entrance door** for interiors (sound-proofing certified 32.2 dB) laminated in natural IROKO wood finished in Wenge dark brown forming vertical staves and varnished in satin polyurethane. Flat leaf door, 45 mm thick with a reinforced with a wooden perimeter, particle-filled core reinforced with two 5 mm steel plates covering the whole door and facings. Metal fittings in stainless steel, double bit lock with anti-leverage bolts, 3-anchor-point lock with security cylinder, automatic guillotine-style concealed wind-break fitted to the base of the door, wide-angle spy-hole lens, interior door-handle, keyhole plate in stainless steel and stainless-steel doorknob.

### Room doors

**Room doors** 82.5cm-wide, 44 mm-thick, floor to ceiling height with casing on side edges. Composed of a MDF panel finished white lacquer, as per design, with concealed hinges and a magnetic latch, matt stainless-steel handle with lock for bedroom and bathroom.

### Wardrobes

These are made of water-resistant MDF and come pre-lacquered with a special white satin-polished lacquer, upper finishing to cover guide rails- Metallic parts comprise a double set of extruded guide rails, stops, brakes and silent sliding mechanisms and stainless-steel recessed handles fitted to one face of each door leaf.

The interior is composed of melamine board edged with PVC. "LINO" LINO CANCUN textile finish in 2/3-leaf models, a useable depth of 560 mm, with side panels, luggage shelf reinforced with 60 mm skirting. Included is a chrome-plated-steel hanging bar with sockets fitted.



Room doors



Room doors



Wenge finish



JNF Stainless-steel handle



Cancun smooth melamine



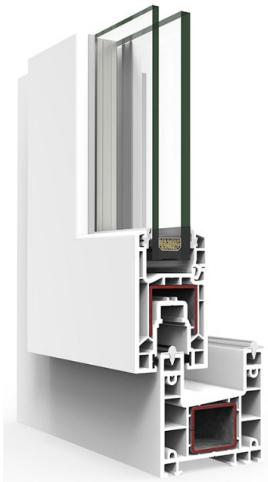
### Aluminium frames

CORTIZO CORVISIÓN anthracite-colour aluminium frames in sliding windows onto terraces. All others CORTIZO COR-70.

Guardian Select double glazing with air chamber.



**CORVISION Sliding window**



**COR-70 hidden leaf sliding window**

### Blinds

In bedrooms, automatic roller-blinds with tubular frames and anthracite colour finish.



### Parapets

CORTIZO View Crystal built-in glass parapet. Laminated glass with bevelled edges.





## Master and secondary bathrooms

### Wall tiles

Wall tiles on the main bathroom front are porcelain large-format by [casa ARGENTA](#) Tholos model Size 120x260.



**ARGENTA** Model Tholos  
Format 120x260

### Taps

**Washbasin taps** composed of a wall-mounted mixer tap and a Icónico modelo A-LP22 212 mm matt-black spout.

**Shower taps** composed of hand-held matt-black shower head with an Icónico D11 mixer tap together with a 30 mm-diameter rainfall-style shower head fixed to the wall.



**ICONICO** Model A-LP22



**ICONICO** Model A-LP22



**ICONICO** Model D11



**PORCELANOSA ALMOND** model



**Invisible Revestech Level** shower tray



Toilet Villeroy & Boch



Flush GEBERI Sigma 20



WOOD TOP NOGAL WARM top by  
PORCELANOSA

## Guest toilets

### Wall tiles

Wall tiles on the main wall of the bathroom are large-format porcelain by **ARGENTA**, Tholos model size 120x260.



**ARGENTA** Model Tholos  
Formato 120x260

### Taps

**Washbasin taps** composed of a wall-mounted mixer tap and a Ilconico A-LP22 model 212 mm matt-black spout.



**ICONICO** Model A-LP22

### Toilets

**Toilet** wall-mounted by Villeroy & Bosch with built-in cistern.  
SIG- MA20 Double-flush mechanism by GEBERIT.



**PORCELANOSA** model B812



**Toilet** Villeroy & Boch



**WOOD TOP NOGAL WARM** top by  
PORCELANOSA.



**Flush** GEBERI Sigma 20

### Kitchen

Kitchen systems with highest quality genuine materials. The materials have been selected according to the following criteria::

- Highest quality
- The materials are adapted according to their use
- Ecological
- Suitable for their use
- Durability
- Authenticity
- Harmony between materials and colours

During the manufacturing process the latest techniques have been employed, maintaining the strictest standards of size and quality.

### Structure and metallic accessories

Structure with an E1 class 18 mm thick melamine panel with ABS 8/10 front edging in the same colour. Average density of the panelling used 780 kg/m<sup>3</sup>.

**Door-hinges** by **BLUM** in nickel-plated steel with built-in closing noise reducer and 155-degree opening.



Canaletto walnut cutlery drawer



Door hinge



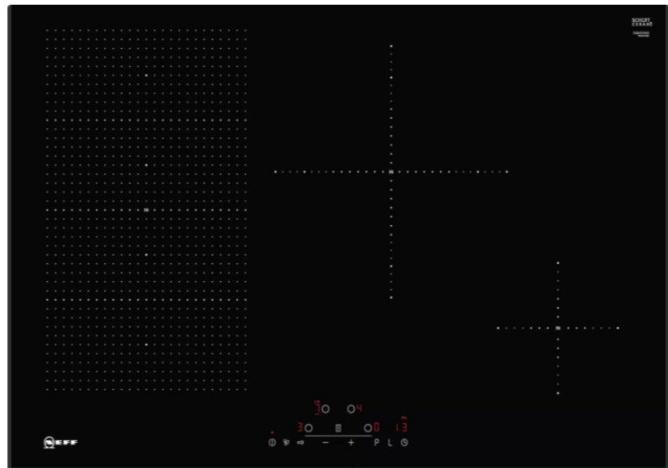
Design depending on distribution



IKOM porcelain stoneware  
Cenere Cement IKOM porcelain



Porcelain stoneware  
Grigio Cement



80 cm NEFF N70 Flex



60 cm NEFF N50  
Integrated Dishwasher



60 cm GRAPHITE NEFF N70  
Circotherm oven



60x58 cm NEFF N70 Integrated  
Microwave

## 6. Kitchens

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NEFF Washing machine



NEFF Dryer



NEFF N70 Integrated refrigerator

## Electricity

Switch mechanisms will be **D-LIFE** by SCHNEIDER, in white.

The fuse panel will be behind the apartment entrance door.

Maximum permitted power will be 9,200 Watt single-phase distribution (230v).

**Video answerphone** will be the **WELCOME** model by ABB NIESSEN.



Welcome  
ABB Video answerphone



Schneider D'Life range

## Lighting

The apartment will have ARKOS model spotlights in bathrooms, Guest toilets, kitchen and corridors.

The **spotlight** types are:

- ARKOS Mod. BATH LED 5W LED lighting in bathrooms and Guest toilets
- AR KOS Mod. SWAP-S LED 8W Downlights built into suspended ceilings.
- In kitchens, ARKOS Mod. MADISON 3 LED 24W spotlights.



ARKOS  
Mod. BATH LED 5W



ARKOS  
Mod. SWAP-S LED 8W



ARKOS  
Mod. MADISON 3 LED 24W

## 7. Installations

### Telecommunications

The apartment has TV-FM and data point with RJ-45 sockets in bedrooms, living room, dining room, kitchen and terraces. They will be the same brand as the light switches in the apartment; Schneider D'Life.

(TD) Sockets in all rooms for telephone connection and to connect TV to the internet. Fitting of DTT and satellite antennae.

Fibre optics cabling installed up to the apartment and there will be fibre optic connection points in the living room.

The apartment has a WI-FI access point making it possible to amplify the signal from the domestic router.

**WELCOME** Video answerphone by **ABB NIESSEN**, with a monitor on the ground floor and hand-sets on upper and basement levels.

### Home automation

The apartment has a **Novaplus** home automation system by **KOOLNOVA**, with which, from your own mobile device, you will be able to control lighting, zoning for the climate control system and underfloor heating and open and close the window blinds.

Furthermore, the apartment is equipped with sensors to detect flooding inside the home. The system is prepared so that it can close the main stop-tap for the property and bring the flooding under control.

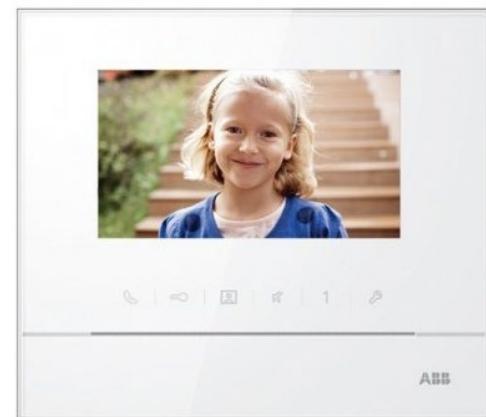
The smoke detector. Detects fires and informs the apartment owner.



TV-FM Socket



RJ-45



Welcome  
ABB Video answerphone



Wi-Fi Access point



KOOLNOVA interface



- Lighting control
- Climate control zoning
- Flood warning
- Smoke alarm
- Blinds open / close

## Air-conditioning

**Climate control** in the apartment is achieved using PANASONIC fan coil-type machinery inside the suspended ceilings of each area.

Rectangular, fibre glass ducts lined both inside and out with a Climaver plus-type aluminium layer. Manually regulated double deflection grilles for both intake and expulsion.

KOOL-NOVA motorized linear grilles are integrated into the suspended ceilings.

Heating and cooling.

The apartment's hot water is provided by a PANASONIC aero thermal system with its own storage tanks.

**Aerothermal system:** This is 'clean' technology which extracts up to 77% of the energy from the air. Aerothal machines are cutting-edge heat exchangers designed to provide cool air in the summer, heating in the winter and, if so desired, hot water all year round.



PANASONIC aero thermal air-conditioning

Air-conditioning conduit



Air-conditioning grille

## Ventilación

Sistema de ventilación mecánica con extractores en línea para conducto modelo AZEO ECOWATT de la marca S&P con el cual se podrá asegurar la renovación permanente del aire interior de la vivienda. Estos extractores se instalan en los falsos techos quedando ocultas a la vista.

La toma de aire del interior se realiza mediante bocas de extracción de la marca KOOLAIR integradas en los falsos techos de los baños y cocina.

Con este sistema se garantiza los requisitos establecidos por el Código Técnico de Edificación.



Mechanical ventilation system



Extraction grille

### Plumbing

The piping network inside the apartment comprises Wirsbo PEX polyethylene pipes. These pipes are manufactured using the highest quality cross-linked polyethylene (PEX-a) and comply with all of the requirements for a hygienic water installation. They do not transmit tastes, odours, heavy metals or any other substances which pose a danger to drinking water.

Furthermore, the piping system is protected by flexible closed-cell thermal insulation, which is resistant to water vapour diffusion and has low thermal conductivity. It is specially designed to control condensation and reduce heat loss in the air-conditioning and ventilation systems.

In each of the wet rooms there are concealed-handle stop taps for hot and cold water.



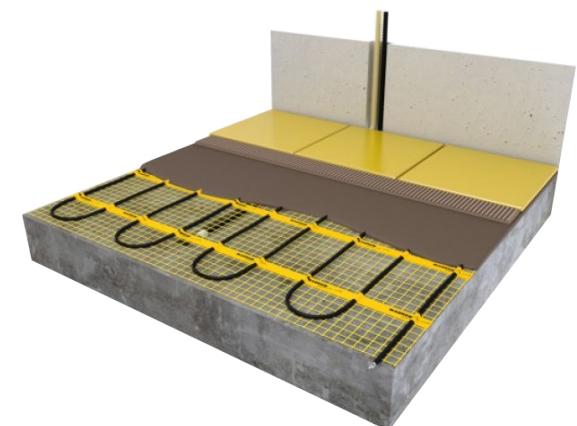
Wirsbo PEX pipe

### Underfloor heating

The hot water under-floor heating system is integrated with the home automation system. In bathrooms and guest toilets, the under-floor heating is electric so as to achieve the desired temperature more rapidly. By using radiant heating, the heat is distributed directly and uniformly to the whole room and the sensation of comfort is achieved more quickly since it performs better and is, moreover, more sustainable.



Hot water under-floor heating



Electric radiant floor

### Fireplace\*

An integrated ethanol fireplace system generates heat through clean combustion which generates neither odours nor residue.

No smoke extractor is needed, the CO<sub>2</sub> emissions are minimal and it needs minimal maintenance.



Integrated ethanol fireplace



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Technical Specifications

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## 8. Technical Specifications

### Foundations and structure

The foundations will be constructed of reinforced concrete slabs embedded in the appropriate geotechnical unit, waterproofed reinforced concrete walls and perimeter drainage.

The structural system is composed of rectangular section reinforced concrete or metallic pillars which support waffle-type or solid slab floors.

### Roofs

Accessible flat roofs with a vapour barrier, slope formation and cement mortar, with or without thermal and acoustic insulation, depending on the space below, based on 5 cm thick XPS extruded polystyrene sheets and waterproofed using 2 layers of double-layer asphalt waterproofing LBM / SBS-30-FV + LBM / SBS-40-FP, a Danosa, or similar, protective layer with geotextile fabric and cement mortar prepared for flooring.

Flat, non-accessible, white gravel roofs on the top level of the buildings with thermal and acoustic insulation and waterproofing similar to that described above.

### Building Façade

#### Exterior walls:

6-inch perforated ceramic brick, rendered with water-repellent mortar, a layer of thermal and sound insulation based on 5cm-thick extruded polystyrene thermal insulation and backed with a 13 mm double layer of laminated plasterboard in the dry areas of the apartments and water-repellent board in the wet areas, all fitted on a structure of galvanized steel frames.

Thermal and sound insulation using ROC DAN 231/40 or similar 40 mm-thick rock wool, in compliance with building code specification CTE DB-HE "Energy Saving".

#### Walls separating apartments:

The separations between different apartments will be built with a concrete perforated acoustic brick wall backed with a 13 mm double layer of laminated plasterboard in the dry areas of the apartments and water-repellent board in the wet areas, all fitted on a structure of galvanized steel frames.

Thermal and sound insulation using ROC DAN 231/40 or similar 40 mm-thick rock wool, in compliance with building code specification CTE DB-HE "Energy Saving" and sound insulation in compliance with CTE DB-HR "Protection against Noise".

#### Exterior wall covering:

The exterior wall covering will be continuous and applied using water-repellent polymer cement mortar, and framed and reinforced with mesh where there is a change of material (thickness = 2 cm both on vertical and horizontal surfaces), smooth, flat finish and painted with white RAL XXXX Acrilon 2000 or similar acrylic elastomeric paint.

Planters and decorative elements will be clad in composite panels, finished with imitation wood.

### Windows and glazing

Exterior window frames will be CORTIZO Corvision Plus texture lacquered aluminium on large sliding balcony doors. The sliding doors will be barrier-free, with the door frame being flush with the floor with a flat threshold for easy, obstacle-free transit from inside. All other frames will be CORTIZO COR-70.

Glazing with acoustic insulation, with tempered glass

on exterior, of varying thicknesses depending on the need, with sunlight control and low emissions, 16 mm argon chamber, and laminated glass of varying thickness depending on needs.

Sliding windows will have acoustic insulation, with tempered glass on exterior, of varying thicknesses depending on the need, with sunlight control and low emissions, 16 mm argon chamber, and laminated glass of varying thickness depending on needs.

Parapets will have laminated glass with two 10 mm screens joined by a layer of double polyvinyl butyral.

Motorized window blinds, without home automations, in bedrooms will be aluminium with an acoustic insulation filling and will be composed of slats, finished similar to the exterior frames.

### Dividing walls and insulation

#### Interior dividing walls:

Rooms will be distributed by way of dividing walls with a double plasterboard sheet on either side, either standard or water-repellent depending on the room, supported on galvanized frames and thermally insulated with Rocdan 231/40 or similar 40 mm-thick rock wool.

#### Interior or outside-facing walls:

Lined with double plasterboard panels on both sides, either standard or water-repellent depending on the room, supported on galvanized frames and thermally insulated with Rocdan 231/40 or similar 40 mm-thick rock wool.

#### Balcony safety walls

Low wall in 1 foot perforated ceramic brick.

Parapets of Stadit-type safety glass for fitting into brick

or floor, with two panes of 10+10 mm glass bonded by double polyvinyl butyral interlayer.

## Floors

- Bedrooms: Porcelain stoneware floors 90x90
- Master bathroom: Porcelain stoneware floors 90x90
- Second bathroom: Porcelain stoneware floors 90x90

### Common areas:

Access ramps to garages have a printed concrete floor with reinforcing fibres and coloured and hardened using decorative running-surface mortar.

Pedestrian areas, stairways and other common areas will have non-slip porcelain stoneware floor tiles.

## Interior carpentry

### Access door:

Apartment front doors with wenge-coloured staves, made from Iroko or similar wood, treated for exteriors, core filled with high-density polyurethane foam. Built-in security lock, with three anchor points, concealed anti-leverage hinges and an exterior Didheya Kube code 44460 door pull.

### Room doors:

Interior doors lacquered in white and composed of a MDF outer frame, a seal and hidden screws. Bound 7cm cover trim in MDF lacquered in white. Door panel composed of an outer frame of bevelled wood, lacquered in white.

Door accessories comprise hidden satin-finish stainless-steel hinges and door handles. Privacy bolt in bathrooms. Doors with upper fixed panel.

### Wardrobes:

Laminated finish on both sides on doors of modular Wardrobes. Auto-close drawers, shoe rack, upper shelf and hanging bars in all Wardrobes.

## Wall covering

### Master bathroom:

Wet walls of master bathroom tiled floor to ceiling in 1.2 m-wide porcelain stoneware panels.

### Secondary bathroom:

Wet walls tiled floor to ceiling in ceramic stoneware. Remaining walls painted in white Acriton 2000 or similar acrylic elastomeric paint. Wall behind wash basin with large, silvered 5 mm-thick mirror.

### Living area:

Interior walls and ceilings smooth and painted with one coat of water-based primer to fix the surface and two coats of top-quality White RAL 9003 paint on walls and 9010 on ceilings.

## Suspended ceilings

Suspended ceilings are of 13 mm standard or water-repellent 13N laminated plasterboard on a structure of galvanized steel. Ceilings are at different heights and where they meet, perimeter or curtain mouldings and a ledge are formed, using the same materials. Finished in white, Acriton or similar plastic paint.

Inspection hatches in suspended ceilings in rooms where there are internal air-conditioning units, formed as a pulldown hatch in the same material and metal structure.

## Bathrooms

### Taps:

Showers: Built-in matt black thermostat mixer taps and a hand-held shower head.

Washbasins: Built-in matt black thermostat mixer taps and a hand-held Shower head

Bathroom equipment:

In bathrooms, his and hers.

In Guest toilets, single washbasin on a supporting unit.

Built-in toilet, wall-mounted with concealed cistern with slow-closing toilet seats.

Showers with a system of hidden drainage by way of a Revestech Level prefabricated shower tray covered with porcelain stoneware tiles identical to the rest of the bathroom floor.

Mirrors will be wall-mounted with a separating frame and back-lit.

### Kitchens

Dimensions: To be decided

Worktop specifications:  
Laminate 22 mm sides.

Unit accessories: To be decided

Finish: The finishes available are matt lacquer, in spot colours with a 1mm rounding bevel on edges to increase impact resistance of the corners.

### Air-conditioning installation and hot water

Hot water produced through an aerothermal system, a direct expansion air-conditioning system.

Fibreglass conduits lined inside and out with Climaver Plus-type aluminium covering. Intake grilles motorized and control via a KOOLNOVA system.

Hot water underfloor heating built into the floor and radiant heat floor in bathrooms and guest toilets.

### Electrical installation

Independent fuse box for each apartment, high electrification, with circuit control for lighting, general power, air-conditioning, etc.

Schneider D-Life light switches and sockets with white surrounds.

Closed circuit TV for surveillance of common areas of

the complex. Covered plugs in bathroom mirrors for connecting anti-fogging resistors.

Plugs for exterior cooling fans on covered terraces. Spotlights in bathrooms, guest toilets, kitchen and corridor.

### Plumbing installation

Interior water pipes in WIRSBO-PEX or similar polypropylene. All pipes will be covered with an insulating shell (cold and hot water pipes).

General stop-taps in connections cabinet inside the apartment. Stop-taps for each room. Water connection on terraces. There will be tanks for water, watering and fire hydrants.

Totalizers/meters for swimming pool, drinking water, watering and fire hydrants. General meter cabinet for apartments.

3-layer sanitary polypropylene PVC drainage pipes, with separate networks for waste water and sewage. Horizontal sections of pipes will be acoustically insulated for sound-proofing.

### Telephone installation

Installation complies with legal regulations for telecommunications infrastructure.

Telephone and RJ-45 data sockets in living room, bedrooms and kitchen.

### Home automation installation

Novaplus home automation system by Koolnova for the whole of the apartment, including:

- General shutdown for whole apartment.
- Centralized control of blinds
- Control of home automation from Smartphone
- Air-conditioning
- Damp sensor
- Smoke sensor

### Telecommunications installation

TV-FM and phone sockets in bedrooms, living room, dining room and kitchen.

Data (TD) sockets in all rooms for telephones and to connect TVs to the internet.

Wiring of all external networks via fibre optics to connect satellite and DTT signals to the apartments.

Fitting of DTT aerials.

Video answerphone with ABB Welcome system with a 7" touch screen and integration with home automation and smartphone)

### Finishing of exteriors and gardens

The whole complex will be enclosed on all sides, with a pedestrian entrance door and vehicle access. The common areas will be landscaped according to

building plans. Lighting in gardens and exterior and common areas.

### Lifts

Schindler 3100

## Swimming pools

They will be constructed with a reinforced concrete pool basin, master-seal waterproofing and lined with ceramic tiles.

Equipment for water purification, saline filter, pump, electrical control system, illumination with extra-flat, white LED lamps.

The area surrounding the community pools will be laid with C3 ceramic stoneware tiles.

Flooring around private pools will be of artificial wood.



## Contact Information

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