

BUILDING SPECIFICATIONS LAS FAROLAS PLAYA

FOUNDATIONS

The villas' foundations will consist of a reinforced concrete slab on top of a layer of gravel. The perimeter walls will be built with reinforced concrete up to the ground floor slab. A certified technical control body will supervise the execution of the works, which shall comply with the specifications of the Geotechnical Study and structural regulations in force.

STRUCTURE

The structure consists of metallic pillars with waffle slabs and solid concrete base plates. The structure's steel reinforcements will be interconnected with a grounding ring in order to divert electrical current outside the villas.



ROOFS

The roofs will be walk-on in habitable areas, including the roof above the upper terrace. The roofs will be built with slopes, acoustic-thermal insulation, and polymer waterproofing membrane, and finished with top quality non-slip ceramic tiles.

FAÇADE

The façade will give the house a modern appearance, providing an excellent thermal behaviour. Depending on the area, it will consist of a concrete, natural stone or brick plastered with a layer of cement mortar and finished with a high-quality light-colour paint and combination of different textures wall.

The façade will have an inner chamber with thermal and acoustic insulation, and dry-wall lining.

There will be areas with a transparent façade made with high-quality aluminium profiles with safety double glazing with an air chamber.

INTERIOR PARTITION WALLS

Double self-supporting walls made of plaster fiberboards on galvanized steel profiles and rockwool acoustic insulation.

Ceilings made with gypsum fiberboards with perimeter trims in accordance with the project for indirect lighting.

In secondary bathrooms the ceilings will consist of modular panels to allow access to climate control units.

Bathroom partition walls will be made with water-repellent gypsum panels.

RENDERING



Finishing of interior walls and ceilings with smooth acrylic paint.

The flooring of the entire will have large porcelain floor tiles 80x80 cm PORCELANOSA tiles, Bottega Acero, Bottega Caliza or Harlem Acero models, to be chosen by the client.

Acoustic insulation sheet to reduce the sound of impact noise.

In outdoor areas of the ground floor, terraces and terrace solarium, same flooring with anti-slip treatment.

In bathrooms, cladding of the same collection, with Bottega Caliza, Bottega Acero or Harlem Acero models; the shower wall, or other wall, with Spiga

Bottega Acero or Caliza models, or the Old Beige or Old Caliza model up to the planned height.

Garage floor made with smoothed concrete and epoxy finishing.

ELECTRICITY

Top level electrical installation with high-quality switches and sockets.

Aside from the general lighting, bedrooms and living room will also have indirect led lighting in ceiling trims.

TV outlets in living room, bedrooms, porch, terraces, and solarium. Internet outlets in living room, bedrooms, and rooms on patio floor

USB power ports in living room and bedrooms

Home automation preinstallation

Electronic video intercom

JOINERY

Medium density fiberboard passage doors lacquered white. Stainless steel handles and hidden hinges.

Built-in wardrobes with door leaves lacquered white, dividing columns, overhead storage, bar, shelves, and drawers. Stainless steel handles and hinges.

Outdoor joinery and glazing in accordance with Basic Document regarding Energy Savings and Protection Against Noise [Documento Básico Ahorro de Energía y el de Protección frente al Ruido], increasing the level of comfort inside the house. Joinery with aluminum profiles and thermal break channel combined with different opening systems depending on location.

Double-glazed windows with air chamber.

Security pivot door at main entrance to villa, floor-to-ceiling leave, with blocking device, and safety lock.

Lacquered fireproof metal doors at access to dwelling from garage,

BATHROOM FITTINGS



Bathrooms with Krión Flow Silk model shower plate.

Suspended fittings Arquitect model, PORCELANOSA, and washbasin furniture and concealed cistern.

Bathtubs and shower plates with screens.

Service faucet in solarium and upper floor terrace.

KITCHEN

Fully furnished kitchen with upper and lower cabinets.

Electrical appliances

SIEMENS or similar, including induction cooker, extraction hood, microwave oven, oven, combi-refrigerator, and dishwasher.

CLIMATE CONTROL

Individual aerothermal system which includes domestic hot water, individual temperature control per room, radiant floor heating and cooling in all floors.

Air conditioning with cold heat pump.

SAFETY

Alarm installation and cameras.

GARAGE

Automatic gate with remote control.

Fire and gas detection with audible and visual alarm.

LIFT

There will be a lift for each single-family dwelling from the garage floor to the solarium.

SWIMMING POOL

All dwellings will have a private swimming pool in the garden, the size of which will vary depending on the design of the landscaping.

Paved perimeter area with anti-slip tiles and shower.



Calle Lirio esquina Avenida Central

Urbanización las Farolas

Mijas-Costa

29649 Málaga.

+34 646 423 260

comercial@lasfarolasplaya.es | www.las-farolas-playa.com

The contents and infographics contained in this brochure are provided for informational purposes only, as well as the quality specifications which may be subject to possible changes depending on the final project and the execution of the works. Also, the decoration and furniture are shown in the infographics for illustration purposes only.