



# QUALITY SPECIFICATION



ONE

RESIDENCES



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ONE

RESIDENCES



# 1. CONSTRUCTION /

## FOUNDATIONS

- Reinforced concrete structural floor according to Spanish CTE construction regulations.
- Foundation specification in accordance with the recommendations of the Geotechnical Study.

## STRUCTURE

- Reinforced slabs, walls and pillars formed of reinforced concrete, in accordance with the Spanish CTE construction regulations.

## FACADES

- External enclosure with perforated ceramic bricks, thermal insulated air chamber formed of Rockwool and laminated plasterboard with self-support backing. Separation between terraces of apartments with factory perforated brick and a cement mortar.

## ROOFS

- Transitable roofs with non-slip stoneware tiling where practical and gravel elsewhere.

## WALL CLADDING

- Masked external plastering with cement mortar where appropriate.

## PAINTWORK

- White acrylic paint.

## WATER DECALCIFICATION SYSTEM

- Removes lime and cleans the water before entering the main pipes of the building. Preserves the life of all water appliances including dishwashers, boilers and laundry equipment.



## 2. INTERIORS /

### PAINTWORK

- Smooth plastic paint on interior walls and ceilings.

**Personalisation:** Choice of 3 colours.

### PARTITIONS

- Acoustic, high-density partitions formed of brick, according to CTE regulations with an air-chamber and Rockwool insulation and plasterboard between apartments and common areas.
- Plasterboard interior partitions between rooms with Rockwool insulation.

### INTERIOR FLOORING

- Large-format 75cm x 75cm porcelain tiles, or similar, with a continuous design throughout the apartments.

**Personalisation:** Choice of 3 tile colours.

**Optional extra:** Wooden flooring.

### EXTERIOR FLOORING

- Non-slip large-format 75cm x 75cm porcelain tiles or similar, with a continuous design for terraces and solariums.

### BATHROOM TILING

- Large-format 75cm x 37.5 cm stone-ware tiles or similar, floor to ceiling in all wet areas. All other bathroom wall surfaces will be finished with plaster and painted in the same colour as the rest of the apartment.

**Personalisation:** Choice of 3 tile colours.

### INTERIOR CARPENTRY

- Reinforced security entrance door with security lock.
- Floor to ceiling effect interior doors with handle and chrome hardware.
- Sliding wardrobe doors to match other carpentry, with lined interiors including drawers and hanging rails.

**Optional extra:** Wardrobe interior LED lighting.

### PLUMBING

- Hot and cold water installations comply with current regulations with shut-off valves in each wet room and at the entrance of the apartment.

## CLIMATE CONTROL

- Underfloor heating. Radiant water floor, fed by the Aerotermia system throughout the apartment.
- Production of air-conditioning by an Aerotermia heat pump installation for energy savings
- Hot/Cold Air Zone air-conditioning system for living rooms and bedrooms, channelled through ducts by the Aerotermia units.
- Smart individualized digital thermostat in each room.

**Optional extra:** Integrated electric fireplace.

## EXTERIOR CARPENTRY

- Aluminium carpentry with thermal and acoustic insulation chamber by Strugal, Cortizo or similar.
- Front facades with security double glazing, reduced profiles and embedded in floors.
- Sliding doors to terraces. All other windows fitted with a twist and tilt opening-locking system.

## SHUTTERS & BLINDS

- Automatic aluminium security shutters in all rooms at the rear of the apartment.
- Pre-installation of automatic roller blinds in rooms at the front of the apartment.

**Optional extra:** Interior blinds.

## ELECTRICITY & COMMUNICATIONS

- Installation of colour video-intercom with automatic entry control to pedestrian entrances.
- TV and telecommunications outlets in the living room, all bedrooms, kitchen and terraces.
- Installation of basic Domotic system for lighting, air-conditioning and shutter control (in rear bedrooms.)

**Optional extra:** Upgraded Domotic system by Lutron

## LIGHTING

- LED spotlights in hallways, kitchens, bedrooms and bathrooms.
- LED recess lighting in living rooms.
- LED lighting on terraces.
- Dimmer light switches in all rooms.

**Optional extra:** Recess lighting in all bedrooms.

## SOUND

- Pre-installation of Bang & Olufsen image and sound.

**Optional extra:** Bang & Olufsen sound system.

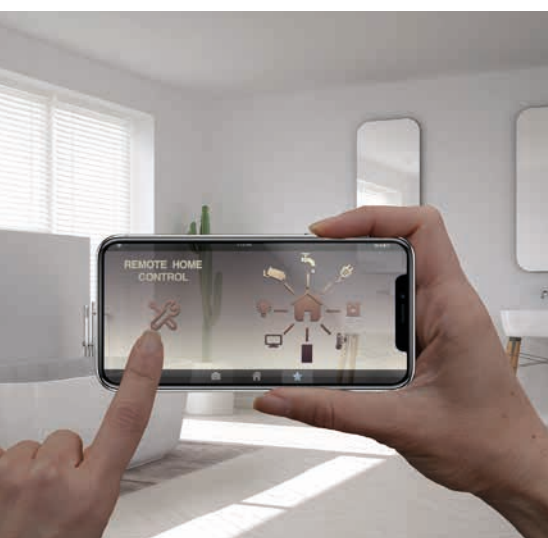
## SECURITY

- Direct intercom communication to security guard point.
- Unique security master keys.
- Water overflow detection system.
- Security glass and shutters.





## 2. INTERIORS /



### BATHROOMS

- Wall hanging toilets with built-in cistern and soft close lid in master bathrooms.
- Anti-slip shower base.
- Double washbasins with matt white lacquered furniture in master bathroom. Single washbasins in secondary bathrooms.
- Thermostatic mixer tap in master bathroom shower.
- Chrome plated, mono-control taps in all other bathrooms.
- Large walk-in ceiling rainwater shower in the master bathroom .
- Bathtub with wall mounted shower in the second bathroom.
- Wall mounted rain effect shower in any additional bathrooms.
- Floor to ceiling tiles in all wet areas
- Fixed glass screen and / or hinged door (where applicable) in showers.
- Chrome accessories and mirror with LED lighting included.
- Motorised automatic ventilation.

**Personalisation:** In the second bathroom, choose between a bathtub with shower or a wall mounted shower cubicle. Choice of bathroom furniture finish in wood or white in the master bathroom.

### KITCHENS

- High quality, fully furnished kitchen with floor to ceiling cabinets.
- LED lighting.
- Induction hob integrated into the island where applicable or alternatively into the countertop, according to the kitchen layout.
- Silestone countertops.
- Extraction system flush with ceiling.

**Personalisation:** Choice of 3 kitchen solutions.

**Optional extras:** Multiple kitchen package upgrade options available.

### APPLIANCES

- NEFF appliances including an induction hob, multi- function oven, microwave, integrated fridge freezer and dishwasher.

**Optional extras:** Multiple appliance upgrade options available.

### UTILITY ROOM

- Washing machine and tumble dryer by Bosch.

**Optional extras:** Steam iron system.



## PENTHOUSE TERRACES

- Shower area, plunge pool, outdoor kitchen area (including worktop, sink, taps and electrical installation) water-point, TV connection, masonry and glass railings and pergola.

**Optional extras:** Upgraded outdoor kitchen, outdoor bioethanol fireplace, chill out area, wooden decking, atmospheric lighting, anti-glare/splash TV protector and shade sails.

## GROUND FLOOR TERRACES

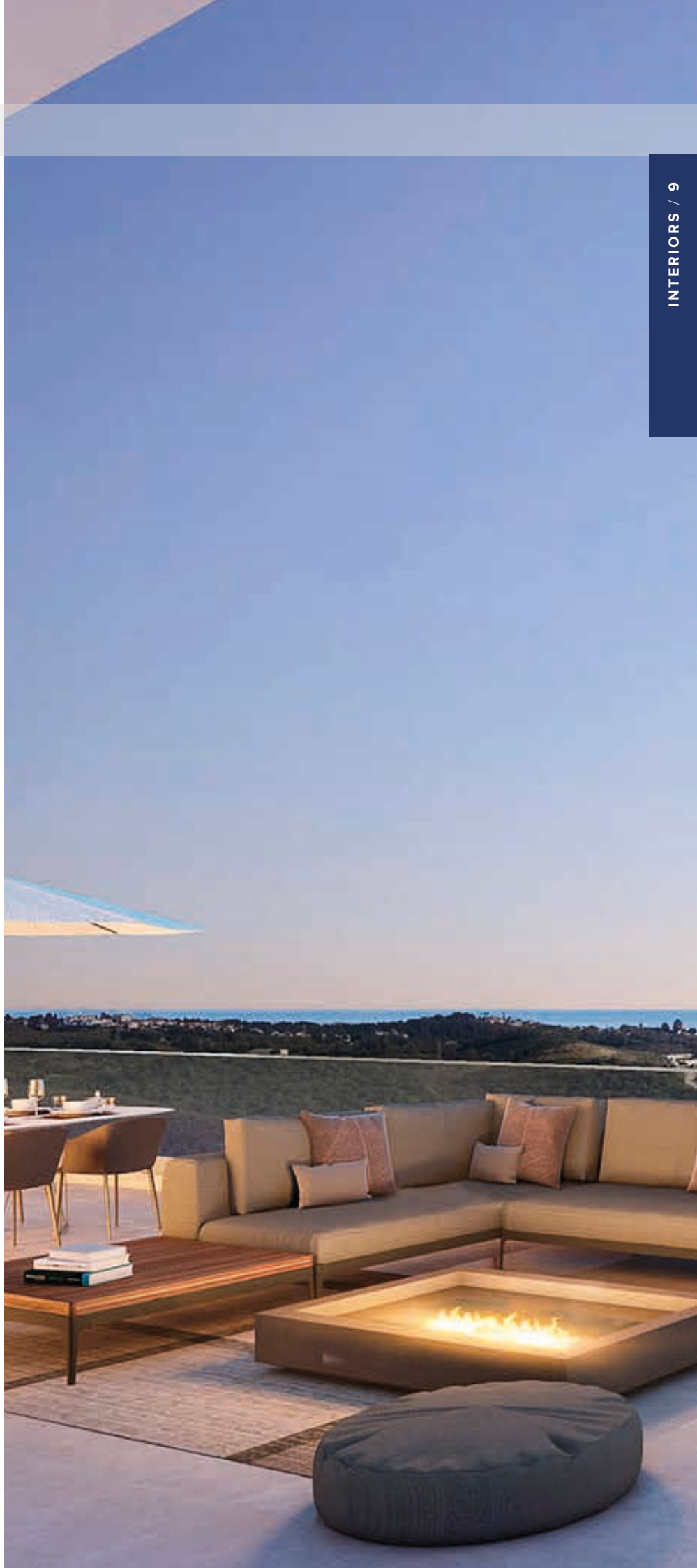
- Shower area, plunge pool, water point, TV connection and masonry and glass railings.

**Optional extras:** Upgraded outdoor kitchen, outdoor bioethanol fireplace, chill out area, wooden decking, atmospheric lighting, and anti-glare/splash TV protector and shade sails.

## MIDDLE FLOOR TERRACES

- Water point, TV connection, masonry and glass railings.

**Optional extras:** Upgraded outdoor kitchen, outdoor bioethanol fireplace, chill out area, wooden decking, atmospheric lighting, anti-glare/splash TV protector.



### 3. COMMON AREAS /



#### ENTRANCES & ELEVATORS

- Security entrance door to blocks.
- Lift access from parking to all apartment levels.
- Penthouses with private direct lift access.

#### PARKING & STORAGE

- Two parking spaces and one storage room included per apartment.
- Each garage block includes at least 1 charge point for Electric vehicles.
- Pre-installation of electric vehicle charging point for one penthouse parking space.
- Remote control access to garage.

#### WALKWAYS & FENCING

- Pedestrian pavement in light coloured prefabricated concrete.
- Complete perimeter enclosure of metal fencing and/or plastered brick.

#### GARDENS

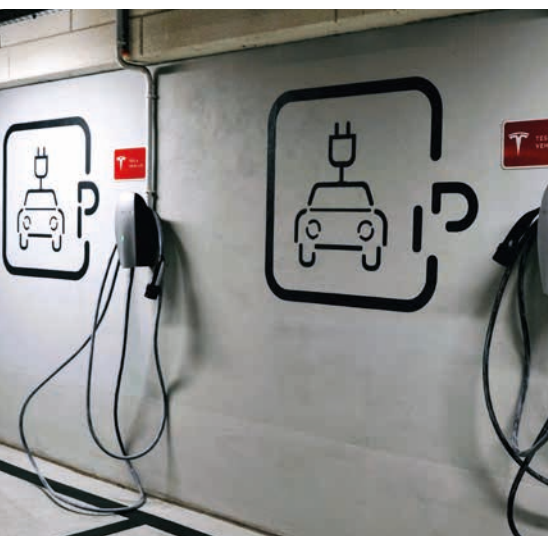
- Modern contemporary gardens, landscaped with trees, flowers and exterior lighting.
- Automatic irrigation system.

#### SECURITY

- Security point covering pedestrian and vehicle access points.
- One central pedestrian entrance and exit point.
- Complete perimeter fencing and CCTV Cameras.

#### TILING

- Large format porcelain tiles or similar in portals and common areas.





## 4. RESORT FEATURES /

### POOLS

- Beach effect lagoon pool. Salt chlorination water purification, pool bar, underwater illumination, shallow area suitable for children, changing rooms and bathrooms and a large decked chill-out area with Balinese beds.
- Infinity pool, with panoramic sea, golf and mountain views, underwater illumination, decking and shower area.
- Indoor heated pool forming part of the Spa centre.

### SPA CENTER

- Heated pool, underwater illumination, indoor Jacuzzi, Turkish steam bath, fully fitted sauna, shower area with water jet circuit, relaxation area, male and female changing rooms with showers and bathrooms.

### GYMNASIUM

- Fitted gymnasium, with music system and TV.

### WINE BODEGA

- Wine bodega, fully fitted, stocked and operated by the Concierge service. Broad wine range for owners selection and purchase.

### WI-FI

- WiFi in all communal zones.

### CINEMA ROOM

- 12 seat Cinema room with projector, screen and surround sound system for private screenings.

### BUSINESS CENTRE

- Fully sound proofed meeting facilities for 6 people with printer, high speed internet, TV and presentation facilities.

### GOLF SIMULATOR

- Fully equipped golf simulator centre.

### CHILDREN'S AREA

- Children's games room and party centre. Soft floors, TV, game console, multi age activities and seating area

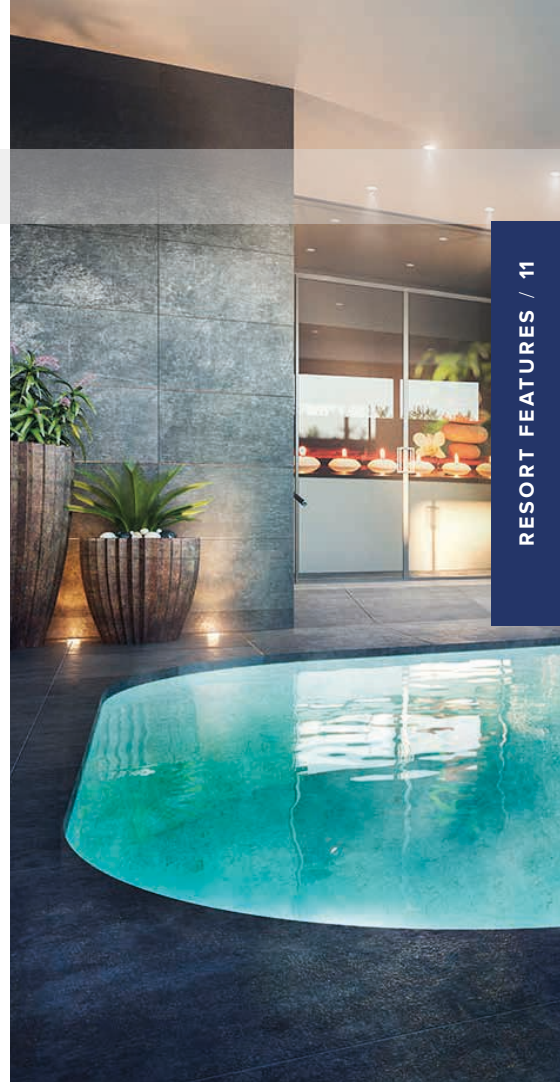
### GASTROTECA

- Gastrobar with kitchen facilities, dining area and terrace.

### CONCIERGE SERVICE

### RESORT TRANSPORT

- Shuttle bus service for residents to and from La Cala de Mijas.







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