

## **BUILDING SPECIFICATIONS**

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### **QUALITY WITH GOOD ECO CONSCIENCE**

VISTA DEL MAR have best choice of building materials of maximum guarantees and of last generation in all parts of the constructions, with a focus on sustainability and ECO friendliness.

### **LUXURY LIVING**

VISTA DEL MAR redefines and sets new standards in the concept of real luxurious living with its contemporary architecture and gives you the option to choose from a number of interior design modes.

### **STUNNING PANORAMIC SEA VIEWS**

VISTA DEL MAR means stunning panoramic views of its exclusive location 500 meter from playa Peñoncillo, on the slope of the mountain between Nerja and Torrox, it guarantees spectacular panoramic views of the Mediterranean sea and the mountain.

### **CONVENIENCE AND SERVICE**

With Playa Peñoncillo just below our community you have immediate access to the beaches restaurants and bars. Within the VISTA DEL MARS community you find two separate pool areas, relaxation zones, botanic garden and an indoor bar & health club.

### **SECURITY**

VISTA DEL MAR is a gated community. Which mean high security standards and provide the inhabitants with safe and secure living and support with maintenance of the private zones.

### **LOCATION IN THE MIDDLE OF COSTA DEL SOL**

VISTA DEL MAR offers you an easy access to all cities nearby as: Nerja, Torrox, Malaga, Marbella and Granada. Offering a twist of shopping, culture, food & drink, golf and maybe skiing in the Sierra Nevada.

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### **FOUNDATION AND STRUCTURE**

The foundation will be executed by means of perimeter retaining walls, footings, slabs or piles according to the specifications defined in the geotechnical study to be carried out.

Reinforced concrete structure with slabs and / or concrete slabs.

Supervised in its entirety by the Technical Control Agency.

### **FAÇADE AND ROOFINGS**

Exterior walls will be built with perforated brick, plastering with waterproof mortar, thermal insulation using projected polyurethane foam and interior cladding with laminated plasterboard with acoustic-thermal insulation including air chamber according to regulations. The exterior finishing used will be white mortar and irregular natural stone depending on the area.

The terraces will be executed with slope formation, waterproofing sheet, geotextile, thermal insulation and final finishing.

### **INTERIOR PARTITIONS AND SUSPENDED CEILINGS**

The interior divisions between the different rooms will be formed by laminated plaster walls and thermal-acoustic insulation inside, executed on galvanized steel profiles.

In all the rooms false ceilings will be installed by means of a load-bearing metal structure and laminated gypsum boards.

In water-exposed areas the plasterboard will be waterproof

### **FLOORING AND CLADDING.**

In the interior porcelain stoneware tiles of large format and top quality will be used.

Walls will be paint with ecological white plastic, top quality paint. Smooth finishing. In water-exposed areas will be covered by the same material used in floors.

The staircase, from ground floor to roof, will be a light-metallic stair with wooden steps. The access to the basement will be executed in concrete with porcelain stoneware steps.

The terraces will be finished with porcelain floor imitating the interiors but non-slip pavement.

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### **EXTERIOR CARPENTRY**

Doors and windows executed in aluminum, lacquered finish, with thermal break system. Double safety and low emissivity glazing. Casement or sliding according to project. Motorized blinds. Reinforced front doors with security lock.

### **INTERIOR CARPENTRY**

The interior doors will be finished with natural wood or lacquered in white, with hidden hinges.

Built-in and fully fit wardrobes with sliding doors of the same quality and finish as those of interior doors.

Glass railing or wooden handrail on stairs, according to zone

### **BATHROOMS**

In the Master bathroom, there will be a countertop made of natural stone or porcelain stoneware with integrated sinks, built-in wall-mounted faucets and retro-lit mirror. In the shower area a large format sprinkler with rain effect and cascade will be installed, with thermostatic control.

Suspended sinks in the rest of the bathrooms. Toilets with hidden cistern.

Fixed or folding shower screens will be installed, executed with tempered glass. The floors will be underfloor heated .

### **KITCHEN**

Fully equipped kitchen, porcelain stoneware countertop with built-in sink, high and low paneled furniture lacquered in white or other color to choose by the customer among the available, with high gloss or matt finish.

The following appliances will be delivered: oven, microwave, induction hob, fridge/freezer, extractor hood, and dishwasher.

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### ROOF TERRACE

Bar area with storage furniture and sink, electricity and plumbing according to project.

### BASEMENT

The basement will be distributed in three rooms: storage room, laundry room and garage.

It will be delivered with porcelain stoneware flooring and laminated plasterboard with galvanized steel profiles cladding. Natural lighting through a window on the main façade. Laundry room equipped with: washing machine, worktop and sink.

### ELECTRIC INSTALLATION

Interior and exterior electrical installation with 1st quality mechanisms Niessen or Schneider brand or similar, white or similar. With general and secondary switchboards complying with the regulations.

### TELECOMMUNICATIONS

Top-quality electronic video entryphone.

Television, telephone and data points in all rooms.

### HEATING AND AIR CONDITIONING

Aerothermia (\*) heating and air conditioning system through ducts throughout the house.

(\*) *Aerothermia* is a renewable energy system that uses air as the main source of energy. The installation of fossil fuel boilers is avoided by means of a single air conditioning system which, besides being pollutants, presents a risk when operating with flammable energy sources. It is also much more efficient since it consumes 80% of renewable energy and only 20% of electricity, thus emitting less CO2 into the atmosphere.

### PLUMBING INSTALLATIONS

Hot water production by Aerothermia. The plumbing installation is prepared for additional construction work in the basement. (extra bathroom).

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### **HOUSE OPTIONS**

Jacuzzi in roof terrace.

Home automation ( "smart home" )

Home alarm

### **COMMON AREAS**

Common areas with natural grass, natural stone pavement and planting of tree species of low water demand.

Exterior plot closure with mixed blind wall and metallic fence. Exterior metallic pedestrian and vehicle doors. Automatic opening mechanism with remote control and protection card with automatic stop for vehicle doors.

Two pools equipped with two surfaces at different depths: one shallow for relaxation ideal for sunbeds and another deeper for bathing, with salt base water filtering system. Around pavement in natural stone. The main gates are remote controlled.

### **SERVICE-C & HEALTH CLUB**

Service Center and health Club connected with the main pool area by staircases and elevator. It will be delivered with porcelain stoneware flooring, a natural stone wall and laminated plasterboard with galvanized steel profiles cladding. Natural lighting through sliding window on the main façade.

The area is equipped with bar/reception and a small office. The Health Club has a submerged Jacuzzi and area for gym and additional restrooms.