Cortijo del Golf
RESORT
Contemporary Apartments

IIS



QUALITY SPECIFICATIONS



FOUNDATION AND STRUCTURE

- Foundation, solved by piles manufactured "in situ", tied by reinforced concrete hearth, with perimetral reinforced concrete wall and external drainage in the perimeter.
- Structure, executed with reinforced concrete slab 25 cms thick and reinforced concrete pillars.

COVER

- Transitable cover with a high degree of thermal insulation, "inverted cover" solution, with waterproofing by polyurea projection and thermal insulation of 60 mm extruded polystyrene, with anti-slip stoneware or gravel finish, depending on the zones.

FACADE

- Exterior cladding of facades and exteriors, plastered with cement mortar over a brick and painted factory.
- Brick factory closure to the nasturtium, with external perforated brick, thermal and acoustic insulation with mineral wool of 60 mm thickness and double hollow brick wall of 9 cms interior, finished in plaster.

TABIKING AND INSULATION

- Interior partitions by double hollow brick wall of 9 cms.
- Between living room and bedrooms with perforated brick citara.
- Divisions between houses and common areas, double perforated brick factory and acoustic insulation with 50 mm mineral wool.

EXTERNAL WOODWORK

- Exterior carpentry of aluminum brand "CORTIZO" or similar, color lacquered to be defined by the DF, will be established in contrast to the facade. Joinery with rupture of thermal bridge (RPT) and with system of micro ventilation.
- Motorized blinds in bedrooms.
- All windows and balcony doors have double glazing Climalit type ((4 + 4) mm + 10 mm + (3 + 3) mm).
- Carpentry of exit to terraces embedded in the floor of the house.

INTERIOR CARPENTRY

- Reinforced entrance door to the dwelling and security lock.
- Interior doors will be of wood with current design and lacquered in broken white of 45 mm. of thickness. Doors with latches in bathrooms.
- Fitted wardrobes in bedrooms, without skirting boards, fronts with the same design and color as doors, sliding doors. Interiors lined, division of trunks and metal bar to hang.
- Interior lighting of cabinets using LED strips.

FLOORING

- Large Porcelain stoneware flooring, with skirting board of the same material, throughout the house.
- Flooring of anti-slip porcelain stoneware on terraces and porches.
- Concrete flooring printed in common areas

INTERIOR FINISHES

- Vertical walls of bathrooms and toilets tiled with Gres Porcelanico of first mark, to the ceiling.
- False plaster ceiling in bathrooms and kitchen, as well as in various areas of the dwelling, with pinhole in some perimeter areas next to the windows.
- False ceiling can be registered in secondary baths or laundry, to register the A / C machinery.
- Rest of the vertical walls of the house covered with gypsum plaster and plaster in good view. Smooth plastic paint light color.

SANITARY APPLIANCES AND PLUMBING

- Toilets in white color of first quality.
- Set of cabinet with washbasin in bathrooms and backlit mirror. Double sink in master bathroom. Countertops manufactured in KRION® by PORCELANOSA.
- Resiblock shower tray, made of polyester resins and mineral fillers. Finishes with double layer of non-slip coast gel.
- Fixed sheet of 1 sheet in shower trays.
- "HANS GROHE" single-lever mixer fittings or similar.
- Single lever shower mixer for "HANS GROHE" brand or similar.
- Sanitary water network according to the regulation, with separate cutting faucet for each wet zone.
- Installation of cold and hot water drawn according to regulations with reticulated polyethylene (PER) pipes.
- Network of sound-proof downspouts.
- Collective system of production of ACS by means of solar panels system, support of the primary circuit with heat pump, exchanger and individual support in homes by means of thermoelectric. Daikin Altherma System.
- Community accumulator tanks with pressure group to ensure uniform and continuous pressure.





KITCHEN

- Laminated doors with PVC edge, 22 mm thick.
- Kitchen furniture floor to ceiling.
- Framed in chipboard made of water-repellent wood, 16 mm. Coated with melamine 2 sides, with PVC edge.
- Hinges with clip system of 110º and 170º of opening of triple regulation in height, width and depth. Guarantee for 100,000 openings.
- German drawers.
- Hangers: concealed hanging locking system in height and depth from the inside.
- Acrylic White / Silestone Zeus White Acrylic Countertop, with under and under hood underneath.
- LEDs under high furniture.
- Siemens appliances, with minimum energy rating, when required, A +:
  - Integrated refrigerator.
  - Dishwasher complete integration.
  - Telescopic hood of 90 cm.
  - Microwave with grill in stainless steel.
  - Multifunction oven, black glass.
  - Induction hob, easyTouch control, 3 zones.
  - White washing machine.
  - Stainless steel tray under countertop, brand "Franke" or similar.
  - High-pitched single-lever faucet, chrome, "Franke" or similar.

ELECTRICITY

- Electrical installation according to Low Voltage Electronic Regulation and current regulations.
- Degree of electrification "high".
- Mechanisms of 1st quality Hager.
- USB charging cradles.
- Installation of video intercom, with automatic opening of doors.

AIR CONDITIONING

- Installation of air conditioning, individual, for air-to-air system, with conduits and return and lacquered gratings in white. Daikin brand or similar, with Airzone system.
- Exterior units in roof and evaporator in roof of secondary bath or laundry.

SPECIAL FACILITIES

- Project fully adapted to the CTE (Technical Building Code), Regulation 293/2209 on Accessibility of the Junta de Andalucía and Regulation 169/2011, on Promotion of Renewable Energy, saving and Energy Efficiency in Andalusia.
- Telecommunications installation according to the Common Telecommunications Infrastructure Regulations, adapted to Fiber Optic and Coaxial Cable, to provide all the digital options to the dwellings.
- Self-protection system for housing, consisting of:
  - Smoke detector, with general control of the electric panel.
  - Flood detector in three points, with control of cutting of solenoid valves of entrance of water to the house.
- Bluetooth Wall Kit Radio with FM RDS, USB-mp3 and line inputs, headphone output 2 + 2 W. With double white trim.
- Ventilation in houses according to CTE with individual extractors in each bathroom, micro-ventilation integrated in the carpentry and extraction mouths in ceilings of bathrooms and kitchen.
- Acoustic insulation of floor, between dwellings, by floating floor on acoustic sheet of elasticized Expanded polystyrene of 20 mm.
- Mechanical ventilation in garage with fire and CO_2 detectors, connected to alarm central.
- Qualification of the energy efficiency of the promotion: B

ELEVATION

- Elevators of communication with the garages, with automatic doors.
- Independent hallways in garages.

COMMON AREAS

- Swimming pool for adults and children, with surrounding garden areas.
- Salt chlorination system and interior lighting.
- Tropical gardens with automatic irrigation.
- Illumination of roads with beacons to avoid light pollution.
- Automatic access door with controls for opening.
- Garage with polished concrete pavement and vertical walls in paint and colored band.
- Installation of recharging point for electric vehicles in the garage area, with possibility of semi-fast or slow loading.
- Multipurpose Room.
- Individual storerooms.
- Access for disabled.