

● **VITTA MARINA**
Mijas

Summary of specifications

● Foundations and structure

Reinforced concrete with two-way floor structures and/or slabs according to structural calculations.



● Façades

Rendered brickwork has been used on exterior façade walls, as defined in the project, interior thermal insulation, an air chamber, and panels with laminated plasterboard partitions inside, attached with metal profiles.

Protection of terraces with parapet wall, railings, depending on the façade design combination.

● Roofs

Flat gravel-finish, non-trafficable roof.

Passable roofs finished in non-slip stoneware flooring for exteriors.



● Exterior Carpentry

Exterior carpentry is PVC. The double glazing with an air chamber significantly reduces the hot-cold energy transfer and exterior noise, ensuring optimum interior comfort.

All bedroom and living room windows have blinds in the same colour as the carpentry.

● Interior divisions

Laminated plasterboard interior partition walls, with metal load-bearing structure and interior thermal-acoustic insulation.

Separation between homes is formed by ceramic brick partitions, lined on both sides with plasterboard and thermal acoustic insulation.

Separation between homes and communal areas is formed by brickwork with inner plasterboard partitioning and thermal-acoustic insulation.





● **Interior carpentry**

Armoured entrance door to home, lacquered in white, security fittings, exterior handle and optical peep-hole.

Internal doors with white finish, hanging mechanisms and handle.

Modular wardrobes, hinged or sliding depending on type, with matching doors, melamine interior finish, luggage shelf and hanging rail.

● **Paintwork**

Vertical surfaces in interior of homes in smooth, soft-coloured plastic paint.

Horizontal surfaces in interior of homes in smooth, white plastic paint.



● **Flooring and tiling**

Ceramic tile flooring inside homes (living room, bedrooms, hallway and corridor).
Stoneware flooring in bathrooms.

Outdoor non-slip ceramic tile flooring for terraces.

In wet areas of kitchens, bathrooms, and toilets, mixed wall finishes in paint or high-quality ceramic tiles are used, depending on the design.

Suspended accessible ceiling in bathroom where air-conditioning machinery is housed.

● **HVAC and hot water**

All homes have an arothermal system to produce DHW.

HVAC is by pump for heating and cooling and duct installation. The homes have an individual forced ventilation system, thus complying with current indoor comfort and health regulations. This ensures proper ventilation of the rooms and minimises energy consumption.



● Sanitary ware and taps

Sanitary fittings shall be white.

The main bathroom comes with a white washbasin integrated into a vanity unit and the secondary bathroom with a wall-mounted washbasin and mirror in both.

All taps have a chrome finish.

Mixer taps on bathtub and sinks.

Shower thermostat mixer taps.



● Electricity and telecommunications

Electrical installation in accordance with Low Voltage Electrotechnical Regulations. Premium quality electrical fittings.

The installation of in-home telecommunications includes sockets in the living room, bedrooms, and kitchen. Satellite dish pre-installation.

Video intercom for access to the complex and main entrance doors.

Wall light fitting, electrical socket and TV aerial socket on the living room terrace.

● Kitchen furniture

The kitchen is furnished with high and low-level cabinets.

Post-form countertop in working area.

Stainless steel sink and mixer taps.

Electrical appliances: Electric oven, induction hob, extractor hood, refrigerator, washing machine and dishwasher.

This summary of specifications is provisional and subject to change due to Building Permit requirements or Project Management criteria, without affecting quality.





• Common areas, the complex and miscellaneous

Fully enclosed and fenced residential complex.

Low-energy lighting in entrances, interior roads and gardens.

Motion detectors in doorways, entrance halls and garages.

Landscaped areas, with irrigation system, xeriscaping with shrub and tree species from the area. Entrance halls tiled in porcelain stoneware with recessed doormat and decorated.

Garage lighting triggered by the opening of vehicle access doors.

Garages come with pre-installation for electric vehicle recharging in accordance with regulation (ITC) BT 52. In the garage, the current applicable standard requires forced ventilation, carbon monoxide detection and control, fire protection, and emergency lighting.

The development has a large, sunny, saline chlorination, swimming pool for adults with a night lighting system, fully-equipped gym, social-gourmet room and toilets.

Wi-Fi connection is available in the social-gourmet room. The development will have access to a cardio-protected area, consisting of the installation of an external Cardio Guard Systems defibrillator to be used in the event of a cardiac emergency.

• B Energy rating

The building has a B energy rating, meaning a reduction in CO2 emissions and a significant reduction in the building's energy demand.

This rating is achieved by adopting an improved thermal building envelope (reinforced thermal insulation on the façades, improvements on the roof, and efficient carpentry and low-emission glass) and high-efficiency thermal installations.

This rating equates to an anticipated 81% energy savings and hence to significant economic savings as compared to a house with a F energy rating.

