



MONTERREY
RESIDENCIAL

Building Specifications





FOUNDATION AND STRUCTURE

Structure of reinforced concrete waffle slabs with concrete and/or metal supports depending on the location.

Calculations according to current regulations and verified by a technical control body for the contracting of ten-year insurance.

Foundation by means of reinforced concrete footings and/or slabs.

INSULATION, ROOFING AND WATERPROOFING

Roof waterproofing by means of two layers of asphalt, thermal/acoustic insulation of expanded polystyrene boards, finished with non-slip stoneware tiles in walk-on roofs and gravel in non-load-bearing roofs.

Thermal and acoustic insulation of exterior walls comprised of rockwool boards and injected polyurethane foam in outer cavity.

Acoustic insulation in interior walls of rockwool boards.

Floor insulation with impact-resistant boards.

Acoustic insulation of interior drainpipes and horizontal pipes of sound-proof PVC pipes.

Exterior joinery of aluminium profiles with thermal break, and thermal insulation of low-E double-glazing with cavity.

INTERIOR AND EXTERIOR WALLS

Double enclosure; exterior envelope of perforated brick and interior envelope of plasterboard with a load-bearing galvanised steel structure, with cavity insulation.

Interior walls of plasterboard, damp-proofed in kitchen and bathrooms, with a load-bearing galvanised steel structure and insulation.

Terraces protected with prefabricated parapet combined with safety-glass railings.

INTERIOR AND EXTERIOR COATINGS

Facade cladding of cement mortar render and white stone paint.

Suspended ceilings of drywall or smooth plaster in the interior, and boards with the same finish at ceiling joints of different heights to house the utility installations. Removable ceiling panels in bathrooms with air conditioning units. Smooth acrylic paint finish.

FLOORING AND WALL COVERING

Interior flooring of large, top-quality stoneware tiles.

Kitchen and bathroom walls feature top-quality stoneware tiles combined with a smooth acrylic paint finish.

Terraces and sun decks with non-slip stoneware tiles. Flashing and thresholds of exterior doors of polymer concrete or natural stone.

EXTERIOR JOINERY

Aluminium joinery, sliding and/or hinged panes, depending on the opening, and thermal breaks. Colour to be determined by the project management team.

Electric aluminium blinds in bedroom openings that wind into a box integrated into the joinery, insulated on the inside with polyurethane foam.

INTERIOR JOINERY

Solid interior doors with smooth panels on both sides, standard size and white gloss finish. Hardware, hinges and handles in satin chrome colour.

Wardrobes with hinged doors, in a similar design to interior doors, with white gloss finish on the outside. Melamine textile lining in the interior, complete with self-closing drawers, shelves and hanging rail.

KITCHENS

Fully furnished kitchen with floor and wall units to the ceiling, central peninsula, Silestone worktops or similar, undermount sink and draining board, equipped with a dishwasher, washer/dryer, fridge, ceramic hob, oven and extractor hood.

SANITARYWARE AND TAPS

White ceramic washbasins, ROCA brand or similar, on a wooden vanity top and floating cabinet in bathrooms. Double washbasin in main bathroom.

White ceramic wall-hung toilet with lid in main and secondary bathrooms, ROCA brand or similar.

White enamelled bathtubs, ROCA brand or similar, with stainless steel handles. Acrylic shower tray, ROCA brand or similar, with 6-mm tempered glass screen.

Single-handle mixer taps, HANSGROHE brand or similar.

Mirror over washbasin.

Jacuzzi, with a capacity for four people, in penthouses.

PLUMBING AND DOMESTIC HOT WATER

Aerothermal system for domestic hot water, heat pump, hydrokit and water storage tank.

Internal water distribution pipes of cross-linked polyethylene, complete with thermal insulation in hot water pipes and anti-condensation treatment in cold water pipes; shutoff valves in rooms with plumbing. Individual water meters in designated communal area.

Separate system for sewage and rainwater, with PVC pipes in drain-pipes and horizontal pipes up to the mains connection.

Water outlets in terraces and rooftops.

HEATING AND AIR CONDITIONING

Aerothermal system for heating and cooling, heat pump, hydrokit, fan coil units located in bathroom and toilet ceilings, Climaver-type supply and return air duct network, Air Zone or similar supply and return air grilles, all automated to allow you to regulate air flow and temperature using a liquid crystal thermostat.

Electric underfloor heating in bathrooms.

Interior ventilation by means of an air supply and extraction system, fitted in all homes with air vents on the roof.

HOME AUTOMATION, ELECTRICITY AND TELECOMMUNICATIONS

Home automation system for the entire home, including lighting, blinds, water sensors in rooms with plumbing, smoke sensor in kitchen, heating and cooling systems, and access control and video in halls.

High electrification level in compliance with the Low Voltage Electrotechnical Regulation.

Top quality electrical switches and sockets, Niessen brand or similar.

Telecommunications fit-out in homes according to the current regulations, with basic telephony, cable telecommunications, integrated services digital network, and sockets in the living room, kitchen and bedrooms. Television sockets in terraces and sun decks.

Video intercom with external panel at pedestrian entrance to the grounds, and monitor in the home.

Bathroom lighting with halogen spotlights embedded in the suspended ceiling.

PRIVATE GARDENS

Gardens for private use by ground-floor homes.

Lawns with sprinkler irrigation.





OUTDOOR AREAS

Communal infinity pool with reinforced concrete pool shell covered with glazed ceramic tile, water purification and underwater lighting, showers, sun deck with non-slip stoneware tiles and lawn area; perimeter glass and metal railing.

Landscaped communal areas featuring native plants.

Pedestrian walks inside the grounds with concrete flagstones. Vehicle driveway from the entrance to the grounds to the car park door paved with stamped concrete embossed to resemble flagstone.

Exterior lighting by means of light posts to meet the statutory lighting requirements.

Perimeter enclosure of brick on the lower part and metal on the upper part.

Non-slip porcelain floor tiles in interior communal areas providing access to homes.

Lift with a capacity for six people, door adapted for persons with reduced mobility, double-doors with access to walkways leading to the homes, basement and accessible exterior exit.

Central space partially covered with planters featuring native plants, opening at the top for ventilation and light.

Waste storage room.

The residential complex features accessible pathways in accordance with the accessibility regulations.

Bicycle racks at the street-level entrance.

HOME SECURITY

Restricted-access and private residential complex.

Installation of state-of-the-art burglar alarm with image verification with mobile control panel, motion sensors, door opening detectors, all managed from your smartphone. Includes a one-year contract with a security company.

Homes protected with a security door, veneer on the outside, with steel structure and frame, locking device, security lock, anti-theft hinges and peephole.

Emergency lighting in entrance halls to homes.

PRIVATE CAR PARK AND STORAGE ROOM

Each home has been assigned a parking space and a storage room in the basement. The basement features stoneware floor tiles, plastered walls finished with acrylic paint and recessed ceiling lights.

The car park is equipped with a fire protection system and lighting according to regulations.

Vehicle access to the grounds is via a metal, remote-controlled gate.

Car park has been pre-equipped with charging points for electric vehicles according to regulations.

**NOTE: The materials, elements and procedures described may be modified during the execution of the work due to technical or legal requirements. In any case, they will be replaced by others of the same quality.*

DELIGHTFUL SEA VIEWS



GRUPO
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