

MARINE HILLS BY TM 1ª FASE

Costa del Sol / Estepona (Málaga)

QUALITY REPORT

GROUNDING WORKS

The foundations are designed using deep reinforced concrete foundation piles and reinforced concrete cross-braced footings depending on the block, according to the specifications and recommendations given in the corresponding geotechnical report and in compliance with current building regulations.

STRUCTURE

The structural system comprises reinforced concrete pillars with a rectangular cross-section and waffle or solid concrete slab stairs and building elements, 100%-compliant with current regulations. The building has a grounding network in each block.

ROOFING

Flat trafficable roofs on the solariums with a slight slope, waterproofing with asphalt sheets, thermal insulation in accordance with statutory Technical Building Code specifications and finished with non-slip tiled flooring suitable for outdoor use. The remaining roofs used for technical purposes have asphalt sheet waterproofing, thermal insulation in accordance with statutory requirements and a gravel finish.

The roof of Block 4 is flat, non-trafficable and low-sloped with waterproofing, thermal insulation and a surface finished in gravel and artificial grass, with access from communal areas for maintenance.

FAÇADE

The building is built into the slope, terraced using a series of platforms connecting and linking the different spaces, featuring large terraces surrounded by porticos that mimic the natural contours of the surroundings, complete with glass balustrades that provide uninterrupted views of the development or the sea, depending on the position of the property. Part of the terraces on the penthouse and properties facing front on floor -1 are covered with pergolas that filter light, whereas ground-floor properties have covered porches and open-air terraces, creating a spacious feel with modern lines. Depending on the property type, terraces have individual planters and a programmable drip irrigation system.

The façade finish uses cement mortar rendering and acrylic exterior masonry paint, with a colour combination as per design. Certain parts of the building are highlighted using ceramic coverings to give the building a quality feel, with stairwells standing out through lacquered latticework in a similar colour to the exterior joinery.

The façade is formed of a two-leaf wall enclosure with cavity insulation: external leaf with ceramic brick; thermal insulation in accordance with statutory requirements; internal leaf with laminated plasterboard on galvanised steel profiles.

BRICKWORK AND INSULATION



Separating walls between properties are made of laminated plasterboard on galvanised steel profiles with rock wool soundproofing and sheet metal intermediate separation.

The internal partition walls in each property are also constructed in laminated plasterboard on galvanised steel profiles, with thermal and sound cavity insulation.

Floors between properties are impact-soundproofed. The floor of ground-floor properties (types A0, B0, C0, H0, G0, T0, K0, L0, R0 and S0) and the floor of properties with a garden (types E0, F0, J0, I0, M0, N1, N2, O1, O2, P1 and P2) have thermal insulation using extruded polystyrene.

INTERIOR WALL PAINTWORK

Smooth acrylic paint on laminated plasterboard (*choice of colours available). Laminated plasterboard suspended ceiling throughout each property with acrylic paint finish.

The ceiling of the main bathroom – or secondary bathroom, depending on property type – will have plaster panels with visible metal profiles that permit access for the maintenance of the air-conditioning system.

EXTERIOR FLOOR AND WALL TILING

Non-slip stoneware on porches, terraces and open-air terraces, utility areas and solariums.

INTERIOR FLOOR AND WALL TILING

Large-format porcelain stoneware floor tiles throughout the property. Bathrooms have porcelain stoneware tiles and kitchens have a combination of partially painted walls or tiling for an integrated, modern design.

(*Choice of floor and wall tiling available.)

EXTERIOR CARPENTRY AND GLAZING

Exterior joinery with high-performance PVC profiles and double glazing with air cavity. There are thermally insulated aluminium slat shutters finished in the same colour as the joinery with a push-button-operated motorised system. Properties in all blocks above ground level have a utility area access door, which is either sliding or hinged (depending on the property type), and translucent safety glass with air cavity. Bathrooms in duplex penthouse properties which have natural ventilation come with a tilt-and-turn window with translucent glass.

Armoured front door to the property, with structure and sub-frame in steel, blocking mechanism, security lock and peephole. To exterior, hydrolacquered panel in the same colour as the joinery; to interior, finished with the same finish as room doors.

Terraces as per the design of the building with a parapet wall and safety glass balustrades fitted to stainless-steel profiles and uprights, with heights in accordance with current regulations.

INTERIOR FITTINGS AND GLAZING

Lacquered room doors with 210 cm high leaf, solid core, lift-off hinges and soft-close mechanism with rubber strip on frame (*choice of finishes available at no extra cost as per the customisation catalogue).

All bedrooms have fitted wardrobes with sliding doors (except the walk-in wardrobes of types E0, E1, E2, F0, F1, F2, I0, I1, I2, J0, J1, J2 and Q2 which have a sliding door at their entrance). Wardrobe doors are lacquered (same as room doors), interior lined with textile melamine, fitted with self-closing drawer unit, shelves, upper storage space and hanging rail.

The internal storage rooms of the properties are lockable.



PLUMBING

Indoor plumbing in the property with approved plastic piping.

Bathrooms with:

- Resin shower trays with slate finish in different sizes and fitted shower screen.
- Concealed shower fittings.
- In main bathroom, shower with ceiling-fitted shower head.
- Concealed cisterns in the WC and bathrooms.
- High-quality sanitary fittings and sanitary ware.
- Eco-efficient, single-lever washbasin mixer tap.
- ABS soft-close toilet cover with click-off system.
- Wall-mounted washbasin units with mirror and LED downlights in the WC and bathrooms.
- Penthouse, three-bedroom and four-bedroom properties will have vanity units with double washbasin, with mirror and LED lighting.
- Water drainage installation with drain traps made with PVC piping of certified material.

VENTILATION

Ventilation throughout the property, including kitchen and bathrooms, via forced extraction ducts.

ELECTRICITY

High-grade 9.2 kW electrical installation (contracted power supply is 6.9 kW and may be increased on request).

Interior installation with premium-quality fittings and dimmer switch in the lounge/diner. Outdoor perimeter lighting in properties on ground floors.

TV sockets in the lounge, all bedrooms, porch, terrace and solarium. RJ45 network sockets in the lounge and all bedrooms.

IRONWORKS

On parts of the complex such as the wall around the estate, there will be gates to the private gardens of the properties and entrances to the poolside area.

KITCHEN

Fully equipped with base and wall units to ceiling, self-closing drawers and pull-out hood.

Depending on the property type, the kitchen has a large island or peninsula and quartz worktop (Silestone, Compac or equivalent brand) with worktop sink and drainer grooves with overhang towards the lounge making a breakfast bar (*choice of colours available for units and worktop).

Premium-quality, eco-efficient, single-lever sink mixer tap (Hansgrohe brand or similar).

There will be LED lighting under the wall unit.

Wall facing the worktop clad with ceramic tiles. (* Choice of wall tiles.)



Spaces for built-in dishwasher and refrigerator and vertical fitment for built-in conventional oven and microwave according to property type. The following white goods are included: extractor hood, oven, fridge, induction hob, dishwasher, microwave and washing machine in the utility area.

GALLERIES

Utility areas are integrated into the properties and will be of two types:

- Those facing outside (types A, B, C, D, H, K, L, G, Q, S, R, T, N, O and P) with a window and room door with glass.
- Those facing inside (types E, F, J, I and M) with no window and room door without glass.

With lighting point, installation for washing machine and dryer, an aérothermal system with 190-litre storage tank. Interior walls finished with paint.

HEATING AND HOT WATER FROM HEATERS

Ducted pre-installed air-conditioning (cold/hot). The outdoor unit or aérothermal heat pump is located on the roof or secondary façade (depending on the property type); the indoor unit is located in the suspended ceiling in the secondary bathroom. The control thermostat is in the lounge/diner.

Domestic Hot Water (DHW) is also produced by the aérothermal heat pump, fed to a hot water accumulator with back-up support from electrical resistance.

On the top floor, three-bedroom and four-bedroom properties come with underfloor heating throughout the property using the aérothermal heat pump; the control thermostat is located in the lounge/diner. Nevertheless, bathrooms in all properties (two-, three- and four-bedroom properties) will have electric underfloor heating.

TELECOMMUNICATIONS

Installation of TV reception equipment offering free-to-air television in the following languages: Spanish, Russian, French, Polish, English and German.

Properties have access to fibre optic broadband telecommunications services in accordance with current legislation.

WIFI

Wi-Fi router installation in the lounge.

Communal Wi-Fi network service with Internet access in the communal areas of the development.

PRIVATE GARDENS

Open-air terraces on the ground floor (types A0, B0, C0, H0, G0, T0, K0, L0, R0 and S0) have connections for a hot tub installed and will have artificial lawn. These are enclosed by a parapet wall and safety glass balustrades fitted to stainless-steel profiles and uprights. Gardens are separated by a planter containing cypress hedging around the perimeter equipped with a programmable drip irrigation system and tap.

The gardens of properties (types E0, F0, J0, I0 and M0) located on floors -2 and 3 (depending on the block) will have artificial lawn. These gardens will be surrounded by a masonry wall and metal railings with cypress hedging around the perimeter with programmable drip irrigation system and tap. A metal gate provides direct access to the development. The gardens are separated by cypress hedging on both sides, with programmable drip irrigation system.



PARKING

Parking for properties in blocks 1, 2 and 3 is on two basement floors located below these blocks. Both have differentiated accesses where parking spaces, storage rooms, installations rooms and communal areas are found.

All properties come with at least one car parking space and one storage room located close to the stairwells and lifts.

The car parks have a separate ramp for vehicle access with remote-controlled door and mirrors where they are needed to improve visibility, in addition to convenient pedestrian access by stairs and lift from the different floors of the buildings in all blocks.

In basements, the garage enclosure consists of a waterproof, reinforced concrete wall which will be finished with signage paint and will have a floated concrete floor.

All basement parking spaces have pre-installed electrical cable containment to facilitate the fitting of any future charging points for electric vehicles in these bays.

They are equipped with all fire safety measures as required by current legislation.

PRIVATE SOLARIUM

All penthouse properties except those in Block 4 have a private solarium with direct access from the property via a private stairway. They have solarium access via a motorised roof.

Solariums have:

- Barbecue unit with shelves, sink, tap and pre-installation for a small refrigerator.
- Shower with hot and cold water.
- Power socket and TV and lighting socket.
- Pre-installation for Jacuzzi.
- Low cupboard for storage.

URBANISATION

The development is being built in two independent phases as per the marketing plans. Phase 1 includes blocks 1 to 9 and phase 2 will include blocks 10 to 12. The communal areas will be shared by both phases.

Phase 1 is divided into two independent building subphases. Subphase 1 includes blocks 1A, 1B, 2A, 2B, 3A and 3B, the main entrance, a secondary entrance with lift, basement levels -2 and -3, above-ground amenities, landscaped areas and children's play areas. Subphase 2 consists of blocks 4A, 4B, 5A, 5B, 6, 7, 8 and 9, with the last four blocks being groups of semi-detached villas. Phase 2 is yet to be confirmed.

The buildings rise up over the development creating landscaped embankments and platforms that adapt to the contours of the terrain, providing views over the sea and towards the mountains from some of the different levels.

The development's gardens will be stocked with a wide variety of native plants, in particular, aromatic plants, flowering ground-cover plants, palm trees and other types of characteristically Mediterranean plants. All the gardens have an automatic irrigation system, lighting and street furniture.

The complex will have three pedestrian entrances, with the main entrance to the north and two secondary entrances to the east and south-east, respectively. The main pedestrian entrance features an entrance gate with video intercom and access control cabin. This leads to the multi-purpose room and children's play area with ornamental fountains.



The entrance to the east has a gate with access to the stairs and a lift that connects to the following levels: padel court, co-working room, gym and spa, and poolside areas.

It also has three vehicle accesses – two of them to the north to access the underground car parks below blocks 1A, 1B, 2A, 2B, 3A and 3B and the other one to the east to access the underground car parks below blocks 4A, 4B, 5A and 5B.

The paths are sloping and adapt to the contours of the terrain and the stairs linking the different platforms surrounded by landscaping.

The perimeter of the development is fully enclosed by a wall and/or masonry wall and metal railings, with the installation of a perimeter security system with video surveillance cameras using closed circuit television. The different levels and platforms consist of retaining walls and sea walls.

The complex has an automatic volumetric water softener through ion exchange resins.

The development will have a signage system designed to indicate the location of the amenities as well as identifying the properties, storage rooms and car parks.

The development has the following amenities in Phase 1:

- Pool area

The summer pool and children's pool (blocks 1A and 1B) as well as the heated pool with hot tubs (blocks 3A and 3B) are found in enclosed areas in front of blocks 1A, 1B, 3A and 3B due to the shape and contours of the plot.

Both pool areas have a poolside area with non-slip paving around the pools and an area of natural lawn, featuring heated showers, loungers, parasols, landscaping and lighting, with direct access from the communal areas, and fully enclosed by metal railings and access gates. The area comprises:

? Heated pool with a water surface area of approximately 150 m² and a depth of between 110 -150 cm, with gresite finish and underwater lighting. Infinity edge with views to communal areas and the sea. It will also have a thermal pool cover. Saltwater chlorination is used to treat the pool water.

? Summer pool with a water surface area of approximately 180 m² and a depth of between 110 -150 cm, with gresite finish and underwater lighting. Saltwater chlorination is used to treat the pool water.

? Children's paddling pool with a water surface area of approximately 18 m² and a depth of 30 cm, finished to the interior with gresite and underwater lighting. Designed for young children to paddle in. Saltwater chlorination is used to treat the pool water.

? Children's play area with water jets next to the children's pool, built into the gresite paving, with an approximate area of 10 m².

? Two heated hot tubs with underwater lighting, located next to the heated pool, with capacity for 5–6 people, with ergonomic seats with air and water jets, perfect for relaxation, massage and therapeutic purposes.

? WCs located in the communal areas of floors -3 of blocks 1 and 3, accessible from communal areas on the way to the poolside areas, with accessible toilets for men and women.

? Two poolside areas, one of them has a summer pool and a children's pool and the other has a heated pool and hot tubs. Both have a fenced enclosure with non-slip stamped concrete paving around the pools, with a main entrance next to the development and shower areas. The poolside areas feature natural lawn, a range of plants and trees to give them a fresh



and Mediterranean feel as well as sweeping views, lighting and drip/sprinkler irrigation. There are loungers and parasols for an enjoyable pool experience.

- Landscaped green areas throughout the development, with a range of plants and trees to give it a fresh and Mediterranean feel, also includes outdoor furniture, shaded areas, lighting and drip/sprinkler irrigation.

- Children's areas

One of them located near the main entrance and the other one found between blocks 2A and 3A, they cover an area measuring 25 m² with rubber flooring and featuring a range of play equipment for children of different ages.

- Gym

Located in landscaped areas and making the most of the different levels while affording sea views, nestled above the padel court area, next to the lift, with an exercise room with a net floor area of 60 m², equipped with a TV, a complete range of gym equipment for cardio, strength and flexibility training.

- Spa

Located next to the gym, it features a sauna, a room with heated loungers with shower area and jets for hydrotherapy.

- Co-working room

Located next to the gym with a net floor area of 30 m², offering panoramic views of the surroundings. Inside, there are fixed and moveable study tables and chairs creating a comfortable space for co-working, remote working or study. Includes Wi-Fi connection.

- Multi-purpose room

Located next to the main entrance with a net floor area of 80 m², with views overlooking the communal landscaped areas. It includes a bar area and sink.

- Padel court

Located near the secondary pedestrian entrance to the east, strategically laid out according to the contours of the terrain. It's connected to the rest of the development and amenities via stairs and a lift to ensure accessibility.

- Access control cabin

Located next to the main entrance with a net floor area of approximately 4 m² and the monitoring centre for the video surveillance cameras.

- Community storeroom

There is a storeroom for community maintenance and cleaning, which measures approximately 25 m² in size.

COMMUNAL AREAS

The residential complex is made up of blocks with three levels above ground and below ground. Each block has several stairwells with lift/s that connect properties to the parking basement and ground floor. The lifts have low-consumption electric motors, automatic doors, telephone connection, LED lighting and 6-person cabins. The blocks are also linked on the outside by corridors or pathways inside the development to make it easier to get to all the properties from the different areas.

The floor tiles on the communal stairways are finished in premium-quality non-slip porcelain stoneware whereas the pathways connecting the different blocks in the development are made of stamped concrete.

The facing on the walls in the communal areas is cement render painted white or another colour depending on which block



it is part of.

POOL

The complex includes a range of swimming pools as described under the heading DEVELOPMENT.

BUILDING SPECIFICATIONS WITH DATE:

10/04/2024

NOTA INFORMATIVA

The translation of this document is a courtesy translation. This version is purely for information purposes without any legal effect and therefore, in the event of any discrepancy or doubt in its interpretation, the version in Spanish shall prevail.

