



# BRISAS DEL MAR

E S T E P O N A

## Quality Specifications

### FOUNDATION AND STRUCTURE

Reinforced concrete base with isolated footings, piles, walls, pillars, and slabs.  
Waterproofing of walls with asphalt fabric and perimeter drainage.

### ROOF

Flat roof areas waterproofed and insulated with asphalt fabric and polyurethane sheets.

### FACADE

Solid brickwork (1/2 brick thick), plastered on the inner face with mortar.

Double-layer plasterboard cavity with 12 cm insulation.

Interior cladding with laminated gypsum boards and 4 cm rock wool insulation.

### FINISHES

- Exterior: Monolayer mortar plaster in RAL 7047 for recessed façade areas, white porcelain tiles 59.6x120(A) or similar for the rest of the façade, and 3 cm x 3 cm slats.
- Interior: Laminated gypsum boards and high-quality acrylic paint.
- Ceilings: Laminated gypsum boards with acoustic insulation.
- Paint: Smooth acrylic paint on vertical and horizontal surfaces.

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# Quality Specifications

## FLOORING

- Living Room: High-quality porcelain stoneware tiles available in three options: dark gray, light gray, and white & gray marble, in a large 90x90 format or similar.

### Bedrooms:

- High-quality porcelain stoneware tiles available in three options: dark gray, light gray, and white & gray marble, in a large 90x90 format or similar.

### Bathrooms:

- Floor-to-ceiling tiling in three options, 90x90 or similar, except in the shower area, which also features floor-to-ceiling tiling. High-quality porcelain stoneware tiles in three options: dark gray, light gray, and white & gray marble, in a large 90x90 format or similar.

**Toilets:** Floor-to-ceiling tiling or similar. High-quality porcelain stoneware tiles in three options: dark gray, light gray, and white & gray marble, in a large 90x90 format or similar.

### Kitchen:

High-quality porcelain stoneware tiles available in three options: dark gray, light gray, and white & gray marble, in a large 90x90 format or similar.

### Terraces:

High-quality non-slip porcelain stoneware tiles in NATURAL gray, large 90x90 format or similar.

### Paint:

High-quality plastic paint applied to horizontal and vertical surfaces.

## CARPENTRY

- Interior Carpentry: Standard interior doors in white lacquered wood, 4 cm thick, with acoustic seals.
- Walk-in closet in the master bedroom equipped with a 60 cm chest of drawers, luggage shelves, and a metal hanging rod.
- Wardrobe interiors lined and equipped with an upper shelf, chest of drawers, and metal hanging rod.

### Exterior Carpentry:

High-quality aluminum with thermal break, lacquered in anthracite gray, from the CORTIZO brand or similar.

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- Roller shutters with aluminum slats and an electric mechanism in bedrooms and the living room.
- Reinforced entrance door with aluminum paneling on the exterior, security grade III, anti-bumping lock, crossbar, and white lacquered finish on the interior.

## GLAZING

- Double glazing with low emissivity:
  - Doors: 4+4/10/4/6
  - Windows: 4+4/10/6
- LED backlit bathroom mirrors

## TILING

- Bathrooms: Floor-to-ceiling tiling in VELA GREY 59.6 × 59.6 cm or similar, except in the shower area, which features tiles in various sizes and colors.
- Toilets: Floor-to-ceiling tiling in various sizes and colors.
- Paint: High-quality plastic paint applied to horizontal and vertical surfaces.

## PLUMBING

- PVC drainage system
- Washbasin: TONO APOYO or similar
- Single-lever mixer tap: ROUND LAV HIGH BOWL in black or similar
- Cross-linked polyethylene piping for hot and cold water, embedded in walls, with insulation for hot water lines

## SANITARY EQUIPMENT

- Wall-hung toilet: ACRO COMPACT or similar
- Bidet: ACRO COMPACT or similar
- Domestic hot water tank: 235 liters
- Non-slip resin shower trays: FLOW ROCK or similar
- Aerothermal system: PANASONIC AQUAREA all-in-one
  - 185-liter integrated tank
  - LCD touchscreen control
  - Internet connectivity

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## ELECTRICITY

- Electrical network designed according to the required power load
- High-quality switches and outlets: SIMON 27 series
- TV antenna connection points in bedrooms, living room, and kitchen
- Video intercom system
- Pre-installed conduits for telephone connections in bedrooms and living room

## CLIMATE CONTROL

- Hot/cold air conditioning system installed via PANASONIC AQUAREA all-in-one aerothermal technology
- Includes insulated ducts and air vents for optimal airflow

## PAINTWORK

- Interior: Smooth acrylic paint on both vertical and horizontal surfaces

## KITCHEN

- Fully furnished
- Equipped with high-quality appliances from SIEMENS or similar:
  - Dishwasher
  - Refrigerator
  - Washing machine
  - Dryer
  - Cooktop
  - Vitroceramic hob
  - Electric oven
  - Microwave
  - Worktop with integrated extractor hood

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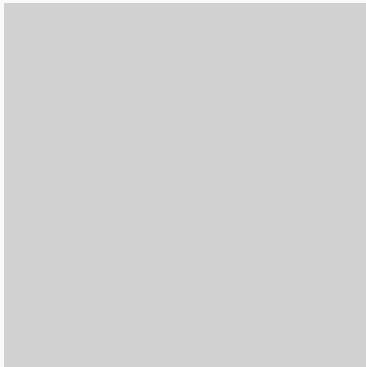
# Quality Specifications

## MISCELLANEOUS

- Glass shower screens in all bathrooms
- LED ceiling lighting throughout the home, including LED strip lighting in recessed coves
- Private saline chlorination pool in each home, either on the rooftop terrace or in the garden area at ground level

## FACADE FINISHES

- Type 1 – White Facade:
  - Porcelain cladding, Extreme White 59.6 × 120 cm
- Type 2 – Setback Facade:



**RAL 7047 .Color en Masa**



**Lamas de aluminio imitación madera de 40x40 mm / 20 cm.**

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## BATHROOMS (option 1)

### FLOORING

#### OPTION 1



DARK GREY 90 x 90

#### OPTION 2



LIGHT GREY 90 X 90

#### OPTION 3



MARBLE WHITE & GREY  
90 X 90

#### SHOWER



Kerama Ricardi Grey 40x120

### SINK



Kole80x50BL1 cenrect

### ODOURLESS TOILET



MONM. Round Caño alto  
306 mm BLACK



INO. ACRO COMPACT  
SUSP. RIMLESS 54CM

### SHOWER TAP Y SHOWER SCREEN



Tec Round thermostatic black matt column  
matt black optimal screen

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## Second and third bathroom

### Floring

**OPTION 1**



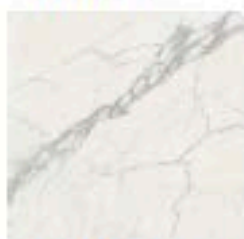
**DARK GREY 90 x 90**

**OPTION 2**



**LIGHT GREY 90 X 90**

**OPTION 3**



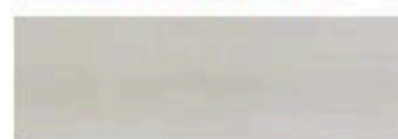
**MARBLE WHITE & GREY**

**SHOWER OPTION 1**



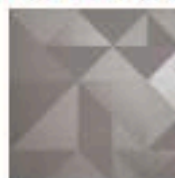
**AMS STATUA SAT M6GS  
40 X 120**

**SHOWER OPTION 3**



**MATERIKA GRIGIO MMFS  
40 X 120**

**SHOWER OPTION 2**



**BASA SA DE AR M4E4  
45 X 45**

**SINK**



**Kole80x50BL1 cenrect**

**ODOURLESS TOILET**



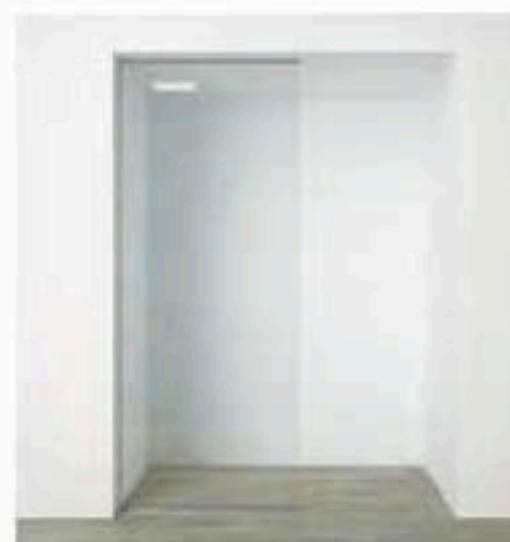
**SHOWER TAP Y SHOWER SCREEN**



**MONM.Round  
chrome**



**NO. ACRO COMPACT  
SUSP. RIMLESS 54CM**



**Tec Round thermostatic chrome  
column  
optimal screen chrome**

#### IMPORTANT NOTE :

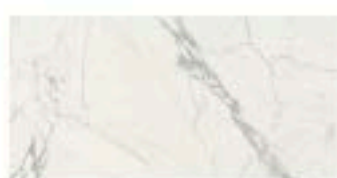
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## TOILETS

### FLOORING AND SECONDARY WALLS



### TILING ( 3 OPTIONS TO CHOOSE FROM FOR THE MAIN WALL )

#### SINK



Single-lever mixer Round integrated toilet  
Acro compact Chrome

#### ODOURLESS TOILET



INO. ACRO COMPACT  
SUSP. RIMLESS 54CM



WORKTOP Project Wood 60 cm

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## HOUSING

### GENERAL FLOORING THROUGHOUT THE HOUSE (3 OPTIONS TO CHOOSE FROM)



DARY GREY



LIGHT GREY



MARBLE WHITE & GREY

90x90

## KITCHEN

- Furniture : melamine imitation wood fronts
- Handles : dark grey metal handles RAL 7016, doors and drawers with brakes
- Worktop : COSENTINO porcelain tile, DEKTON Natura 22 line or similar.
- Domestic appliances :
- Sink integrated in the worktop, model TEKA BE-45 or similar.
- BALAY model 3BE296HW or similar, recessed ceiling-mounted extractor hood.
- Induction hob BALAY model 3EB969LU or similar.



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