



PALM RESIDENCES

ESTEPONA

QUALITY SPECIFICATION



# QUALITY SPECIFICATION

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## FOUNDATIONS AND STRUCTURE

The foundations will be designed in accordance with the conclusions of the Geotechnical Study.

The structure, covering both vertical and horizontal elements, will be constructed using reinforced concrete, calculated in compliance with current regulations and the Technical Building Code (CTE).

## FAÇADE

The exterior walls will be built with ceramic brick masonry, finished with continuous mortar rendering and paint, combining textures and tones to achieve overall harmony.

The facade will include an air cavity with thermal and acoustic insulation, ensuring significant energy savings and enhanced indoor comfort.

Interior finishes will comprise a dry partition system with galvanised steel framework and plasterboard lining.

## INTERNAL DIVISIONS

Walls between dwellings and between dwellings and communal areas will be constructed using high-performance acoustic brickwork, with dry partition systems, galvanised steel frames, plasterboard, and thermal-acoustic mineral wool insulation.

Internal partitions within the dwellings will feature a similar system, including water-resistant plasterboard in wet areas.

Non-tiled vertical surfaces will be finished with smooth plastic paint.



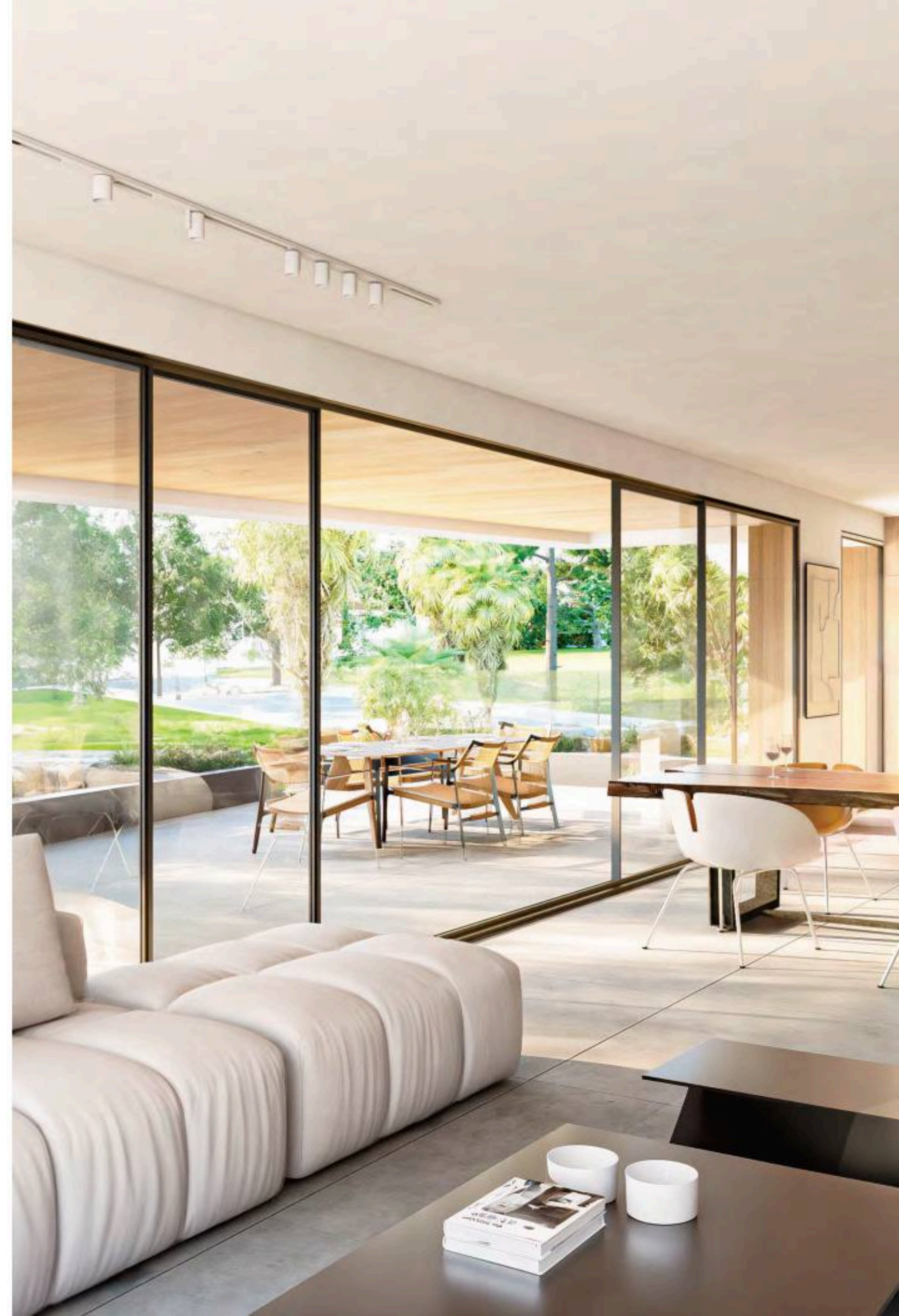
## CEILINGINGS

Suspended ceilings made of plasterboard will be installed throughout the dwelling, with water-resistant boards in wet areas. Curtain recesses will be included in living rooms and bedrooms.

All ceilings will be finished with smooth plastic paint.

## ROOF

Roofs are designed according to their intended use, ensuring watertightness in all cases. Transitable roof areas will be finished with non-slip flooring.





## EXTERNAL JOINERY AND GLAZING

The external joinery and glazing will comply with the Technical Building Code, particularly the sections on Energy Savings and Noise Protection, enhancing interior comfort.

Aluminium frames with thermal break technology, with various opening types depending on location.

Air intake via micro-ventilation openings.

Double glazing with dehydrated air cavity. Safety glass in entrance/exit doors.

Motorised aluminium shutters in bedrooms and ground-floor living rooms, colour-matched to the external joinery.

Glass balustrades on terraces with laminated safety glass.

## INTERNAL JOINERY

Entrance Door: Armoured, lacquered finish with peephole, three-point security lock, and stainless-steel fittings.

Interior Doors: Lacquered white finish with matte stainless-steel handles. Hinged doors throughout, with sliding doors in bathrooms for better space utilisation.

Wardrobes: Hinged doors, lacquered in white to match interior doors, with internal shelves, drawers, and hanging rails.

Master Bedroom Walk-In Wardrobe: Fitted with smoked glass doors.

## PLUMBING AND DRAINAGE INSTALLATION

Water outlets provided for all sanitary appliances in bathrooms and kitchens.

Main shut-off valve and independent cut-off valves for each wet room.

Domestic hot water produced via a high-efficiency arothermal system.

All sanitary appliances connected to the drainage network.

## CLIMATE CONTROL

Full ducted air conditioning system with zoned temperature control (Airzone or similar).

Arothermal underfloor heating throughout the entire dwelling.

Electric underfloor heating in bathrooms.

Arothermal underfloor heating throughout the entire property available as an optional **Upgrade**.





## ELECTRICAL, TELECOMMUNICATIONS, AND HOME AUTOMATION

Electrical installations compliant with the Low Voltage Electrotechnical Regulations.

Data, telephone, and TV/FM outlets in living rooms, bedrooms, and terraces.

Video intercom system connecting to the development entrance.  
High-quality electrical switches and sockets.

Lighting: LED track lighting in living rooms, kitchens, and dressing rooms.

Indirect LED lighting within ceiling curtain recesses. **(Upgrade)**

Home Automation: Basic package included (On-Off lighting, web server, air conditioning control).

**Optional:** Light regulation, voice commands, humidity/smoke sensors, motion detectors, integrated touchscreen controls, blind control, weather station, full-home underfloor heating control, intrusion detection, and interior security cameras. **(Upgrade)**

## VENTILATION

Mechanical ventilation system installed in compliance with the Technical Building Code, with extraction points in bathrooms and kitchens.

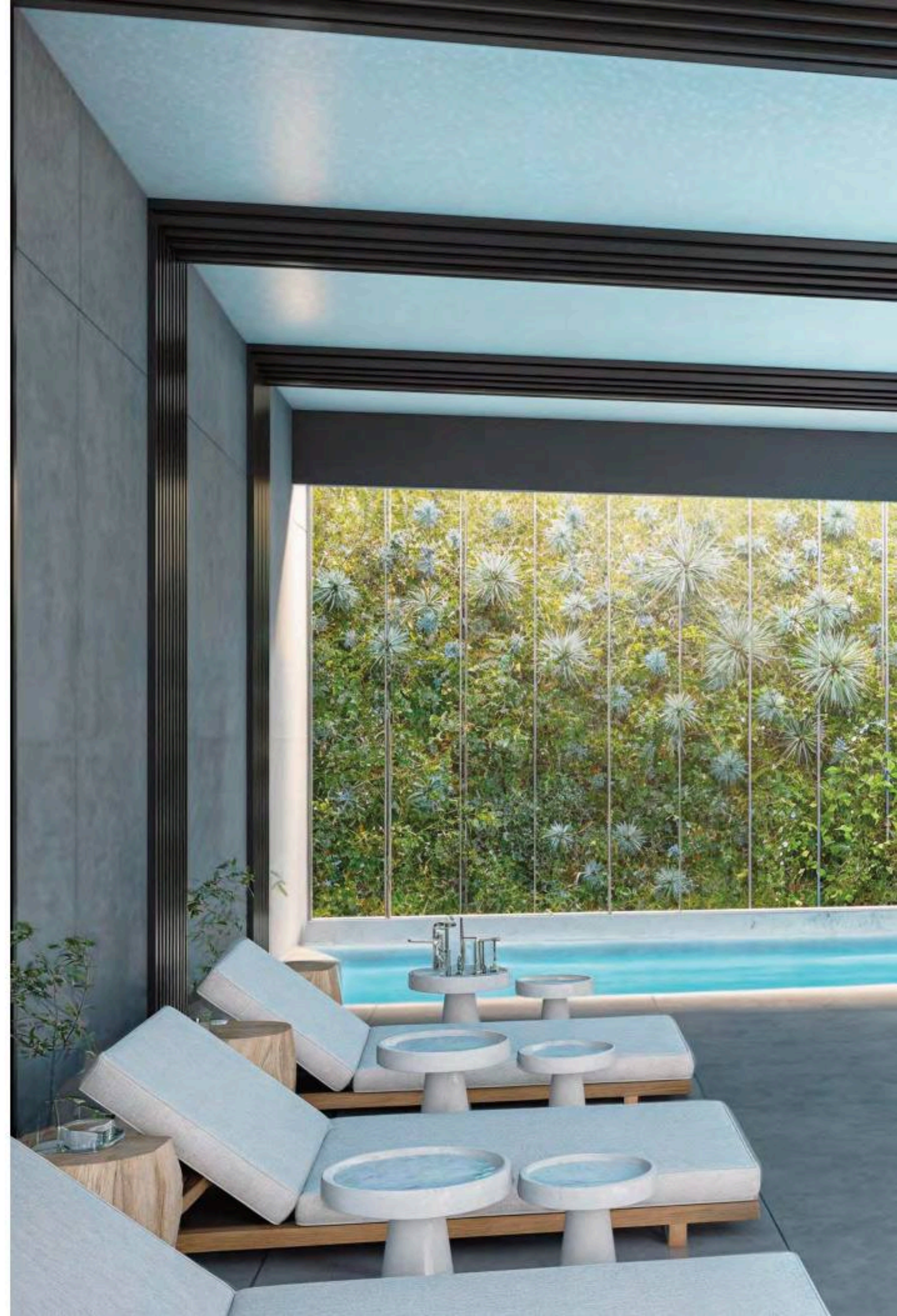
## ENERGY CERTIFICATION

Enhanced construction solutions to optimise energy consumption and user comfort.

Cutting-edge climate control and air quality systems, ensuring high performance with low consumption.

LED lighting throughout common areas for optimal efficiency and durability.

Eco-friendly sanitary fittings for reduced water consumption and environmental impact.





## FLOORING AND WALL COVERINGS

Large-format porcelain tiles will be used for bathroom flooring and wall cladding.

## SANITARY WARE AND FITTINGS

Premium-quality sanitary ware, taps, and shower screens selected for maximum durability and functionality.

Modern, efficient sanitary fixtures; taps with precise water control; comfortable shower trays; and stylish shower enclosures.

## KITCHENS

High-end kitchen designs with upper and lower cabinets featuring soft-close mechanisms and integrated handles.

Silestone worktops (or equivalent) available in three colour choices.

High-end Siemens appliances (or similar): ceramic hob, refrigerator, oven, microwave, and dishwasher.

Fully integrated (invisible) induction hob **(Upgrade)**

Miele appliances **(Upgrade)**

Custom kitchen design **(Upgrade)**

## PRIVATE OUTDOOR AREAS

### GARDEN

#### Ground-Floor Apartments

Private pool and outdoor shower.

### TERRACE

#### First-Floor Apartments

Jacuzzi and outdoor shower **(Upgrade)**

### SOLARIUM

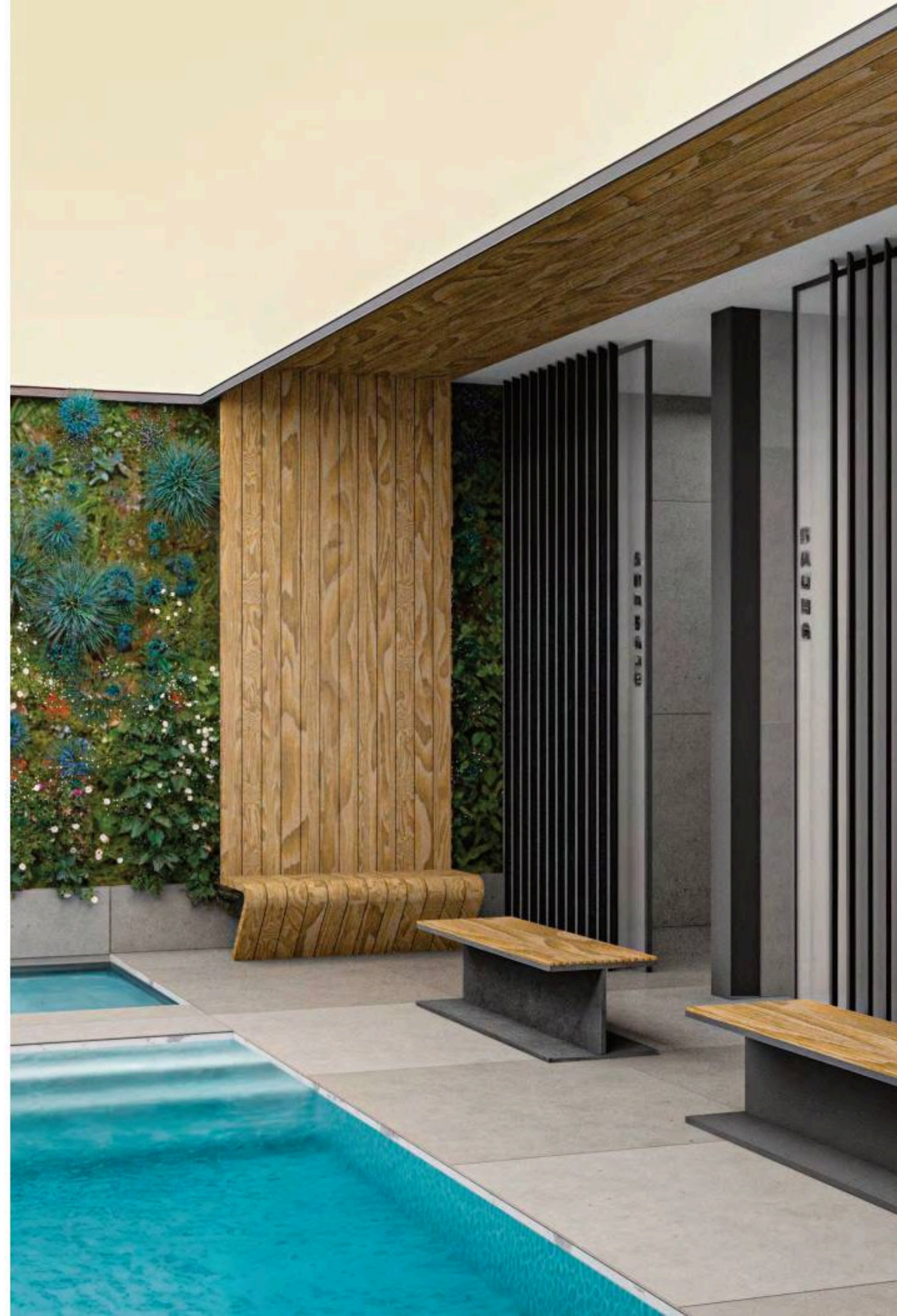
#### Second-Floor Apartments

Private pool and outdoor shower.

Outdoor bar/kitchen **(Upgrade)**

## COMMUNAL AREAS

- Outdoor swimming pool
- Gymnasium
- Coworking space
- Spa with heated pool, sauna, and hammam
- Dog park
- Petanque court
- Fully gated community with perimeter fencing
- CCTV Pre-installed
- Basement bicycle parking.
- Lift access to garage from all blocks.
- Electric vehicle charging point **(Upgrade)**



## INSURANCE

Ten-Year Structural Insurance: Provided by a certified insurer, covering structural defects affecting stability and safety for ten years.

## CONSTRUCTION OVERSIGHT

Continuous supervision by an accredited Technical Control Body (OCT) to ensure quality and safety standards.

## CTE COMPLIANCE

All structural works will be carried out in accordance with the Structural Safety section of the Technical Building Code.

## MATERIAL QUALITY CONTROL

Certified laboratory testing for materials and construction processes.

