

Apron Estepona

Malaga



FOUNDATIONS AND STRUCTURE

Constructed in reinforced concrete in accordance with current regulations.



EXTERNAL FAÇADES

External wall enclosure formed by brickwork, finished externally with render and paint, incorporating internal thermal insulation and an internal lining of plasterboard partitioning fixed to a metal profile system.

Terraces will feature protective parapet walls with a combination of brickwork, glazing and metal framework in line with the façade design.



ROOFING

Non-accessible inverted flat roof with gravel finish.



EXTERNAL JOINERY

Window and door frames set within metal subframes in façade openings, in aluminium with thermal break or PVC, incorporating glazing to provide thermal and acoustic performance in accordance with current regulations.

Bedrooms will be fitted with roller shutters with injected thermal insulation.

Double glazing with an air cavity to ensure high levels of thermal and acoustic insulation.



INTERNAL PARTITIONS

Internal partitions within the property formed using plasterboard on a metal framework, with integrated thermal and acoustic insulation.

Party walls between properties will be constructed using brickwork, with plasterboard dry lining and thermal-acoustic insulation to both sides.



INTERNAL JOINERY

Armoured front door, white lacquered, security fittings, external handle and optical peephole. Internal doors, flat panel, white lacquered finish, hanging hardware and handle.

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



PAINTWORK

Interior vertical surfaces finished in smooth emulsion paint in a soft neutral tone. Interior ceilings finished in smooth white emulsion paint.



FLOORING AND WALL TILING

Porcelain flooring throughout, with MDF skirting boards matching the wooden joinery, except on tiled walls.

Anti-slip ceramic flooring for exteriors on terraces.

Ceramic tile cladding in bathrooms.

Smooth false ceiling throughout. Accessible false ceiling in bathroom for installation of air conditioning and ventilation equipment.

Mixed finish of plastic paint and compact material cladding in kitchen work area, as per design.



AIR CONDITIONING AND DOMESTIC HOT WATER

Individual aerothermal system for climate control, domestic hot water production and underfloor heating.

Air conditioning installation via ducting with grilles in living room and bedrooms, with individual indoor unit per floor.

BUILDING SPECIFICATIONS



SANITARYWARE AND TAPS

White sanitary ware throughout. Wall-hung WC in main bathroom. Slim-line shower tray and fixed shower screens in all bathrooms. Single-lever taps on washbasins. Thermostatic tap in main bathroom shower. Recessed shower fitting in main bathroom. Double-basin vanity unit in main bathroom and wall-hung basin in remaining bathrooms. Anti-mist backlit mirror in bathrooms.



ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

Electrical installation in accordance with the Low Voltage Electrotechnical Regulations. LED lighting in terraces, corridors, bathrooms and kitchen. Telecommunications installation (basic telephony and telecommunications) with points in living room and bedrooms. Power sockets with USB charging in bedrooms and kitchen. Video intercom. Surface-mounted wall lights, power socket and water point on terraces depending on type. Electric vehicle charging point installation, in accordance with regulations.



KITCHEN FITTINGS AND EQUIPMENT

Furnished kitchen with compact worktop and equipped with appliances, layout according to dwelling type. Compact material worktop in work area. Recessed stainless steel sink and single-lever tap. Brand name appliances, stainless steel finish: fridge, washing machine, dishwasher, microwave and electric oven in tower unit, induction hob and integrated extractor hood.



LANDSCAPING

Lawn planting in individual gardens.



COMMUNAL AREAS, LANDSCAPING AND MISCELLANEOUS

Fully enclosed and fenced residential complex. Low-energy lighting in internal pedestrian areas and gardens. Low water-requirement landscaped areas, composed of native vegetation. Outdoor communal swimming pool with night lighting system and salt chlorination.



HOME CUSTOMISATION

Option to choose from different bathroom tile finishes, general flooring throughout the dwelling and kitchen unit colour combinations.



ENERGY RATING (PROJECT STAGE)

This energy efficiency rating is provided for information purposes only, is provisional in nature and may be subject to change during the project stage.



This specifications document is provisional and may be subject to change due to licensing requirements or at the discretion of the Project Management Team, without compromising quality. Specifications dated 04/06/2026. Version V-0.1.