

**WE BUILD YOUR HOUSE,  
SO YOU CAN MAKE IT A HOME**



 **Puerto Blanco**  
**Estepona**

**BUILDING SPECIFICATIONS**

 **acciona**  
Inmobiliaria

## Your house from top to bottom



### 04. FOUNDATIONS AND FRAME STRUCTURE

Reinforced concrete slab foundations.

Earth-retaining structure via reinforced concrete screen wall and reinforced concrete double-sided wall system, depending on the location.

Vertical and horizontal load-bearing structure to feature pillars and waffle slabs.

### 05. COMMON WALLS

Party walls within the apartment to feature laminated plasterboards anchored to a metal structure, and internal insulation for enhanced thermal-acoustic comfort.

Moisture-proof plasterboards in wet areas.

Common walls between apartments to feature single-skin brickwork, reinforced on both sides with laminated plasterboards anchored to a metal structure, and internal insulation for enhanced thermal-acoustic comfort. Accommodation adjacent to wet areas to feature moisture-proof plasterboards.

### 06. INTERIOR JOINERY

Armoured front door to feature smooth-two-sides finish, security lock and hinges, spyhole and pull knob.

Solid one-leaf or two-leaf interior doors to feature white lacquered finish and aluminium ironwork. Bathroom doors to include door latches.

Prefabricated block wardrobe units ready to be built in, featuring white hinged door leaves, lined interior, upper shelf and hanging rail.

### 07. WALL AND FLOOR TILING

Porcelain stoneware flooring in all rooms. All rooms, except for bathrooms, to feature matching skirting board.

Non-slip glazed stoneware flooring in terraces and utility rooms.



## First impression do count

### 01. FACADE

Facade to be designed in such a way that it reduces the apartment's energy demand, thanks to a thermally-insulated air chamber. Two-coat finish on cement mortar ready to be painted.

### 02. EXTERIOR JOINERY

Thermally broken lacquered aluminium frames. Manually operated die-cast aluminium roll-up shutters in living rooms and bedrooms. Double glazing and solar control glass panes with acoustic insulation, for greater energy efficiency and enhanced comfort.

Enclosure in utility rooms via a jalousie window with fixed lacquered aluminium slats.

Terraces to feature steel railings with corrosion-resistant finish.

Ground floor apartments to feature metal bars.

### 03. ROOFING

Roofing to vary depending on location.

Ground floor exterior common area to feature precast concrete paving units.

Ground floor doorways to feature cream ivory marble flooring.

Non-slip glazed ceramic tile flooring in apartment terraces and matching skirting board.

Non-trafficable inverted flat roof with gravel finish, intended solely for technical uses, in top floors.

Sloped roof to feature curved ceramic roof tiles.

Mineral wool panels located over floor slabs throughout all the accommodation for enhanced thermal and acoustic insulation.

Ceramic stoneware wall tiling in master bathrooms and tiled walls in secondary bathrooms.

## 08. CEILING

Continuous suspended ceiling across the property. Suspended ceilings in secondary bathrooms to feature access hatches to access the air conditioning indoor unit.

## 09. PAINT

Walls and ceilings to feature smooth flat water-based paint (soft colours).



**Comfort at its finest**

## 10. LIGHTING

White recessed energy-efficient LED downlights in hallways, corridors, bathrooms and kitchens.

## 11. DOMESTIC HOT WATER

Domestic hot water supply to be supported by a solar energy system (solar thermal panels) to promote energy savings. Each property to feature an electric boiler.

## 12. HVAC SYSTEM

Properties to be fitted with HVAC system (for cooling during summer months and heating in the winter months) with individual temperature control system in each room.

Outdoor units to be mounted on the roof and concealed ceiling units, with very low sound level, to be located in secondary bathrooms.

Ceiling mounted ducted units provide air flow distribution via properly insulated ducts and grilles.

The refrigerant to be used will be ecological and roomstats to be mounted in living rooms and

bedrooms. In addition, master bathrooms and secondary bathrooms to feature electric radiator towel rails.

## 13. PLUMBING AND SEWERAGE SYSTEMS

Insulated cross-linked polyethylene pipes to draw on their great resistance to any type of water. Main stopcocks to be located in each property and at the entrance of each wet area, and all sanitaryware to be fitted with shut-off valves.

## 14. ELECTRICITY

Electrical system to feature a high degree of electrification in compliance with Low Voltage Electrotechnical Regulations.

## 15. COMMUNICATIONS

Systems within the properties to be compliant with Telecommunications Infrastructures Regulations. Each apartment to be equipped with video intercom system.

**True beauty lies within**



## 16. KITCHEN

Fully-fitted kitchen to include cooker hood, glass ceramic hob, oven, and single bowl kitchen sink with single-lever spray taps. Kitchen to further boast quartz countertop and backsplash between base and wall units. Walls to be coated with soft-colour flat water-based paint.

## 17. MAIN AND SECONDARY BATHROOMS

Bathrooms to boast white design sanitaryware.

Dual-flush toilets to reduce water consumption.

Master bathrooms to feature bidet (no bidet cover), vanity washbasin and acrylic bathtub.

Secondary bathrooms to boast wall-mounted washbasin with chrome-plated siphon trap and acrylic shower base.  
Low-flow single-handle taps to be fitted with aerators in order to reduce water consumption.  
Demisting mirrors above washbasins.



**Let's get together  
in the common area**

## 18.COMMON AREAS

Building's lobby to be decorated with high-grade materials and to feature natural stone cladding and flooring, and decorative paint.  
Landings to boast natural stone flooring.  
LED lighting with presence detection system and timer unit.

## 20.GARAGE

Automatic up and over garage door. Continuous garage flooring to feature trowelled concrete finish in parking and storage room area, and ceramic finish in mechanical room. Pre-installed charging point for electric cars, lighting timer system, and mechanical carbon monoxide ventilation, detection and control system.

## 21.LIFTS

Electric lifts to feature automatic telescopic-opening doors and energy-efficient specifications.

## Homes that protect you and the environment



**ACCIONA**—as one of the most sustainable companies in the world—is committed to delivering sustainable **BREEAM® accredited schemes**.  
The **BREEAM®** certification promotes sustainable construction, resulting in economic, environmental and social benefits for all individuals related to the life cycle of a building.



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