QUALITY SPECIFICATIONS



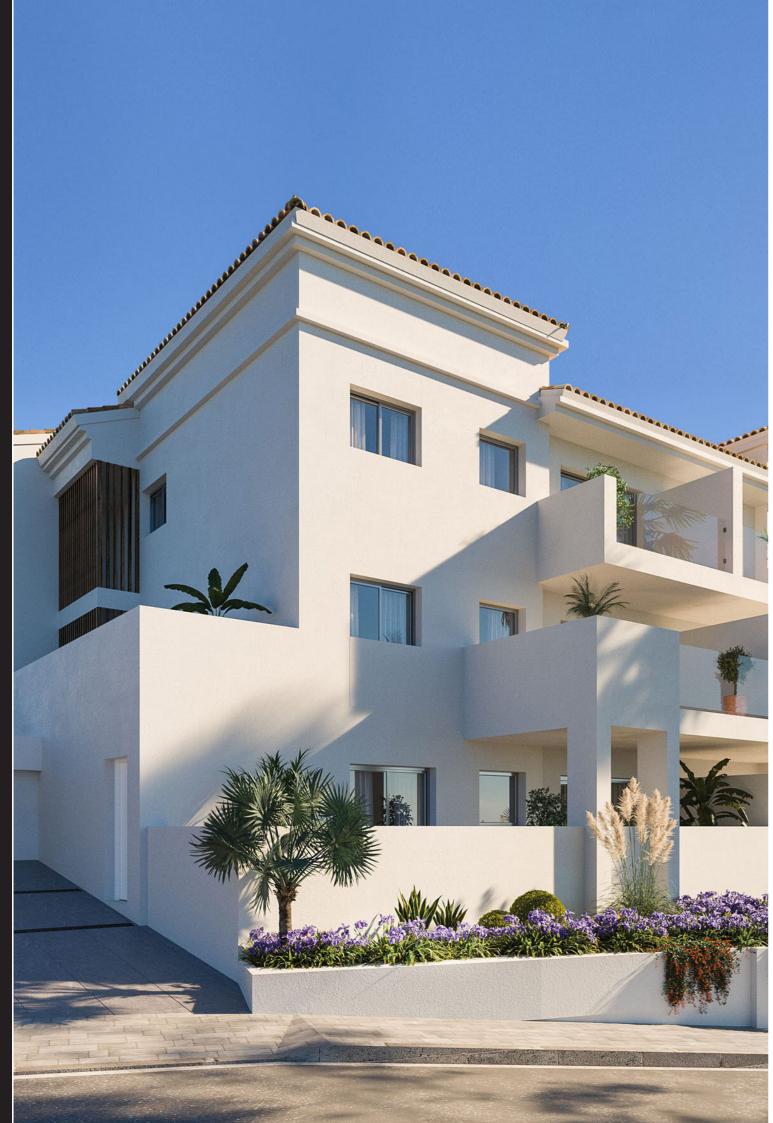
Welcome to your new home

Fuengirola Residences is an exclusive residential development of 71 homes designed for you to enjoy a modern lifestyle.

Offering well-being and comfort, it is an ideal place to live and experience Mediterranean life.

3 bedroom homes, each with a garage and storage room.

Fuengirola Residences strikes the perfect balance
between comfort, leisure and tranquillity.



EXTERIORS

FACADE

- Exterior enclosure formed by factory brick, air chamber with interior insulation and cladding with a dry partition system of laminated plasterboard or factory brick.
- Exterior finish with a plastered cement mortar coated with exterior paint. The terraces are enclosed with a combination of a plastered and painted factory brick parapet and glazing.

ROOFING

- The roofing has been designed to ensure tightness against leaks and moisture.
- A combination of flat (passable and non-passable) and sloping roofs. The passable roofs are finished with a non-slip stoneware floor in areas where their use requires it. Non-passable flat roofs are finished with gravel. Sloping roofs will be finished with tiles.

EXTERIOR CARPENTRY

- PVC windows, with thermal break.
 Double glazing with air chamber.
- Door opening systems are sliding or folding, as per the project.



INTERIORS

INTERIOR CARPENTRY

ENTRANCE DOOR

■ Security door with a 'multi 100' lock with at least 1 locking point. Peephole and interior finish to match the other interior doors.

INTERIOR DOORS

■ Smooth, white lacquered interior panel doors with metal fittings. Latches included on bathroom doors.

FITTED WARDROBES

■ Floor to ceiling wardrobe doors to match the interior doors. Lacquered and internally fitted with a hanging rail and a shelf.

PARTITIONS AND SUSPENDED CEILINGS

SEPARATION OF APARTMENTS

Separation between apartments is according to the regulations: CTE DB HR.

FLOORS

ENTRANCE, BEDROOMS, KITCHEN, HALLWAYS AND LOUNGE

■ Laminate flooring with an option of 2 colours, to be chosen by the client.

BATHROOMS

 Porcelain stoneware of similar tonality and dimensions to that of the laminate flooring.

TERRACE FLOOR

 C3 Non Slip Porcelain stoneware of similar tonality and dimensions to the interior flooring.

INTERIOR PARTITIONS

- The interior walls of the house are formed of laminated plasterboard on galvanized steel frames with thermal insulation.
- The untiled interior walls are finished with smooth plastic paint coating.





FIXTURES

BATHROOM FIXTURES

SANITARYWARE

• White vitrified porcelain sanitaryware.

SHOWER TRAY

 All bathrooms are equipped with resin, non-slip shower tray.

SINK AND SHOWER TAPS

• Chrome mixer taps of a modern design.

BATHROOM VENTILATION SYSTEM

Complies with CTE DB HS regulations.

MASTER BATHROOM ACCESSORIES

■ Bathroom mirror

KITCHEN FIXTURES

BACK WALL BETWEEN UPPER AND LOWER CABINETS

■ Tiled on the kitchen front.

WORKTOP

 Worktop colour will match the doors of the kitchen cabinets, according to the set ambiences.

SINK

 Stainless steel sink with single-lever taps

ELECTRICAL APPLIANCES

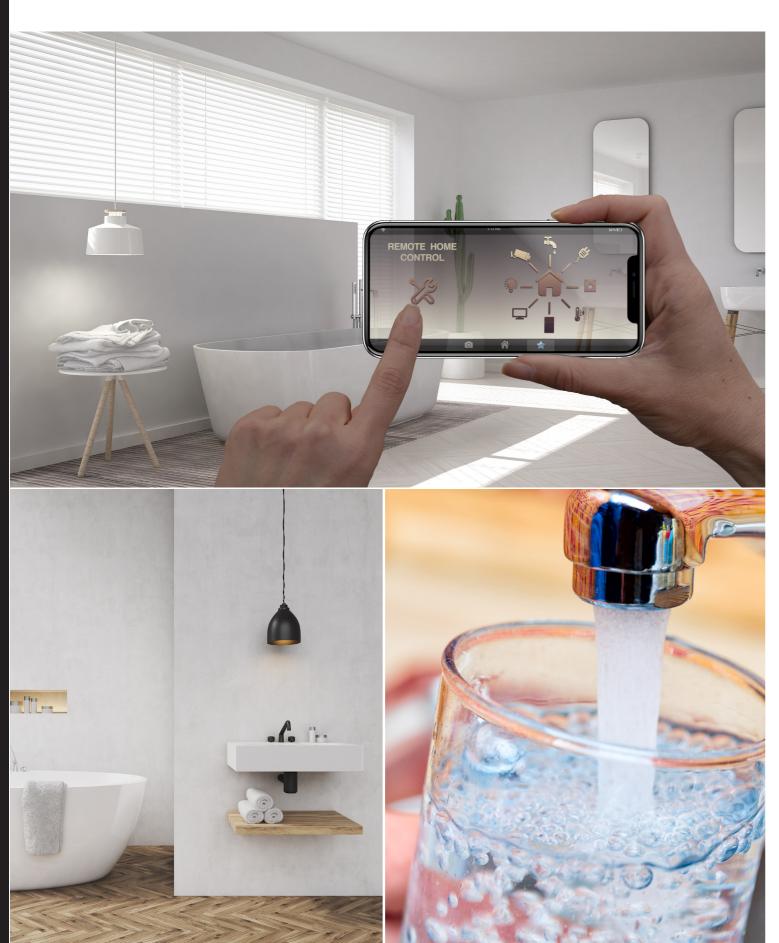
■ Refrigerator, extraction fan, induction hob, oven and dishwasher.

FITTED KITCHEN

Upper and lower cabinets.

WASHER AND DRYER

 Pre-installation for washer and drying machines planned in the laundry area.



FACILITIES

AIR CONDITIONING

■ Installation of hot / cold air conditioning throughout the apartment. The developer will choose the most efficient air conditioning system according to the characteristics of the homes.

DOMESTIC HOT WATER PRODUCTION

■ Production of individual domestic hot water for each home via an aerothermal or equivalent system provided that energy efficiency is maintained.

VIDEO DOOR ENTRY INSTALLATION

■ All apartments will have a video intercom system.

BASIC HOME AUTOMATION INTEGRATION SYSTEM

■ The apartments will have pre-installation for a home automation system.

TELECOMMUNICATIONS INSTALLATION

• Connections in the main rooms according to CTE.



AMENITIES

COMMON AREAS

OUTDOOR POOLS

• Infinity pool with views and a central pool.

RELAXATION AREA

- Indoor relaxation area equipped with heated pool, sauna, water jets and hydromassage.
- Changing rooms with showers and toilets.

FITNESS

■ Fitness studio equipped with gym equipment, music system and television.

TRANSPORT

• Private shuttlebus from the development to the beach.

SOCIAL CLUB

- Multipurpose common room located in the daylight basement.
- Gastrobar with seating area and kitchen.

CINEMA ROOM

• Equipped with projector and sound system.

BUSINESS CENTER

 Multipurpose office space with projector and printer.

