

TECHNICAL SPECIFICATIONS:
MYRAMAR SAUCE 2 PHASE II Promotion
FUENGIROLA

FACADES:

- Building envelop consists of cavity walls with perforated ceramic brickwork for the main structure with exterior rendering of cement mortar and acrylic paint finish. Cement mortar rendering also in the interior with mineral wool thermal insulation and freestanding structure and laminated plasterboard for the interior layer.

WALLS:

- Property interior partitions: freestanding structure of laminated plasterboard with mineral wool insulation.
- Between properties: supporting structure of ceramic brickwork layered with plaster on one side. Freestanding structure with laminated plasterboard and mineral wool insulation on both sides.
- Between properties and community areas: supporting structure of ceramic brickwork layered with plaster on one side and rendered and coated on the external side of the property or rendered with cement mortar, depending on each case. Freestanding structure with laminated plasterboard and mineral wool insulation in the interior of the property.

FLOORING:

- Entrance hall, corridors, living-room, bedrooms, kitchen and bathrooms: laminated flooring resistant to abrasion, AC-4 type.
- Terraces and laundry: top-branded prime quality stoneware.

TILING:

- Bath and shower area: top-branded prime quality ceramic tiles.

PAINT:

- Interior of properties: smooth plastic anti-mould paint on walls and ceilings

IRONWORK:

- Automatic gates to provide vehicle access to the compound. Enclosures are made of ironwork as per the Architect's design.

SANITARY WARE:

- Main bathroom and washroom: top-branded white vitrified porcelain.
- Taps in bathrooms and washrooms: top-branded mixer taps.

PLUMBING:

- Water heater: an electric hot water boiler is fitted as an auxiliary element for the solar panel installation for low temperature.
- SOLAR PANEL INSTALLATION to supply hot water located on the community roofs.

ELECTRICITY:

- Degree of electrification: high.
- Telephone and TV sockets: in living-room, bedrooms and kitchen. Optical fiber.
- Electronic intercom system.

AIR CONDITIONING INSTALATION through heat pump and duct system in livingroom and bedrooms.

INTERIOR WOODWORK:

- Main entrance door: SECURITY DOOR.
- Interior doors and wardrobe doors: ready-to-assemble doors, white colour.

EXTERIOR METALWORK:

- Windows: grey anodized aluminium.
- Blinds: aluminium slabs in bedrooms.
- Glazing: Isolating double glazing.

KITCHENS:

- Fully furnished and equipped with wall and high cabinets, white gloss colour.
- Worktop compact white colour. White sink and white high spout tap.
- Appliances: Integrated refrigerator, Induction glass cooktop white colour, white glass oven, integrated dishwasher and white glass microwave and hood.

LAUNDRY:

- Furniture under sink. Steel grey colour. Worktop compact lead colour.
- Appliances: matt steel washing machine.

FLOORING ON COMMUNITY AREAS:

- Community areas: Artificial stone and vinyl flooring wood finish.
- Parking area in basement: paving surface made of screed concrete.

MISCELLANEOUS:

- Swimming-pools: adult and children pools.
- Children's outdoor play area.
- Main parking space in ground floor and storage room in basement or ground floor. Second parking space in common area of the complex.

THE MATERIALS MENTIONED IN THIS BUILDING SPECIFICATION COULD BE CHANGED DEPENDING ON THE ARCHITECT AND THE SITE FOREMAN, ONLY WHEN NECESSARY, AND THE CHANGES WILL ALWAYS BE FOR HIGH QUALITY MATERIAL. THESE TECHNICAL SPECIFICATIONS ARE BINDING FOR MIGUEL Y RODRÍGUEZ, S.L.U.