



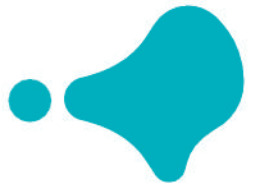
apartments



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Santa Rosalía

lake and life resort

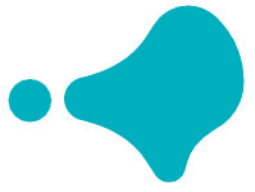
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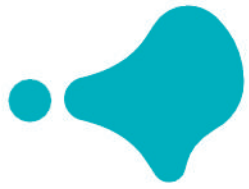
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Planta baja

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Planta primera

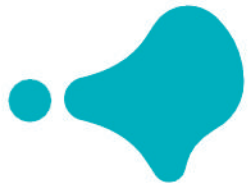
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Planta segunda

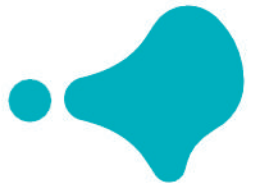
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Planta tercera

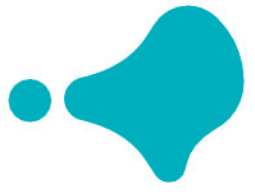
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Planta ático

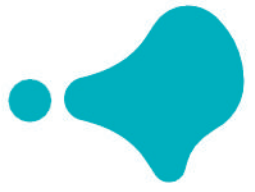
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Planta de cubierta

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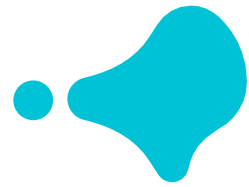
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SUPERFICIES

| APARTAMENTO | |
|-------------------------|-----------------------------|
| Vivienda nº | 1 |
| Tipo | 0A |
| Bloque | 1 |
| Sup. construida | |
| Interior vivienda | 93,18 m ² |
| Zonas comunes | 10,33 m ² |
| TOTAL INTERIOR | 103,51 m² |
| Porche | 19,35 m ² |
| Terraza 1 | 105,41 m ² |
| Terraza 2 | - |
| TOTAL EXTERIOR | 124,76 m² |
| SUPERFICIE TOTAL | 228,27 m² |



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1A housing

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1A housing

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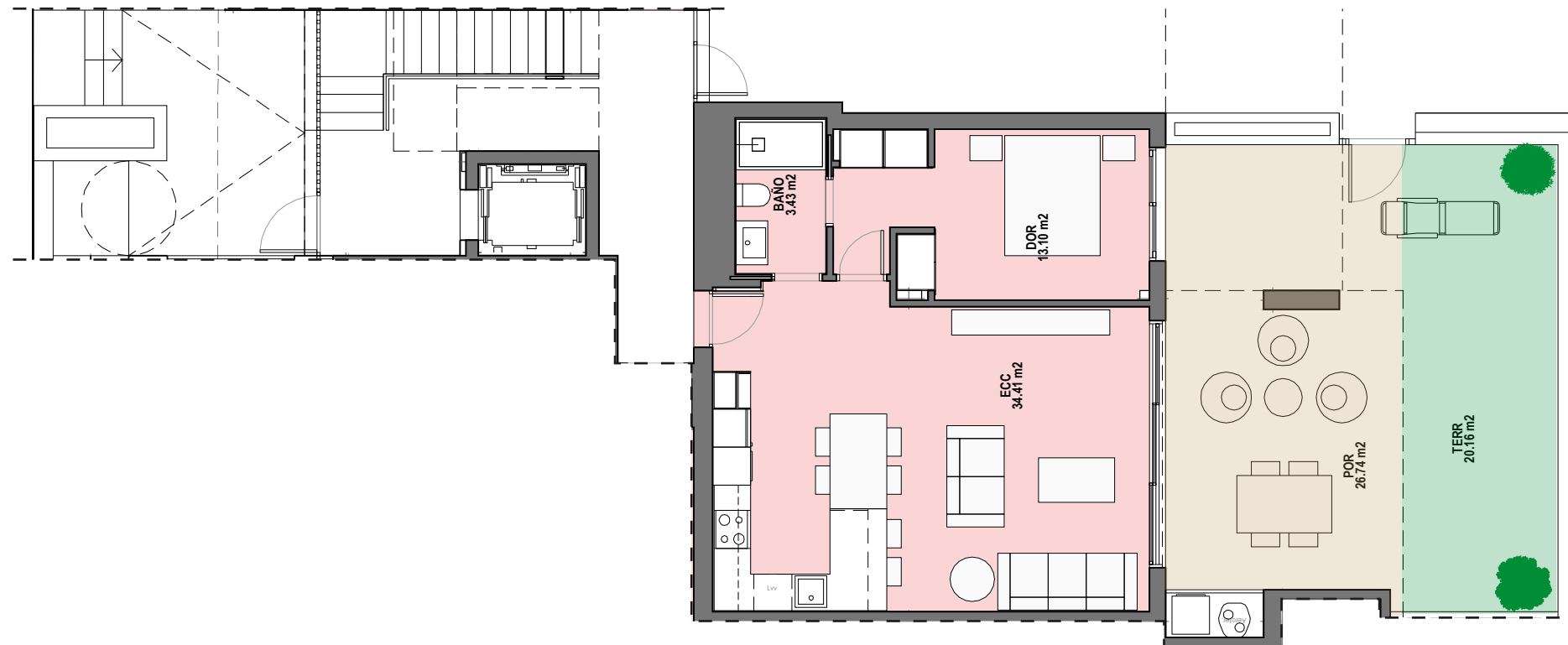
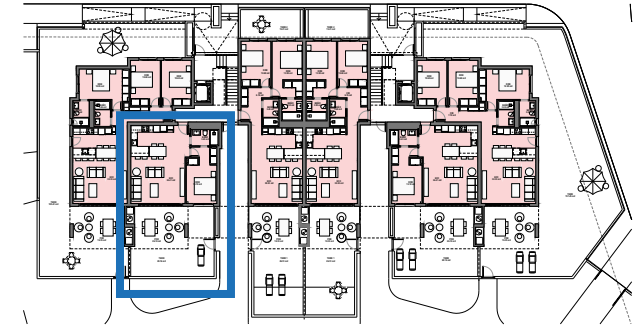
1A housing

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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 2 |
| | Tipo | 0B |
| | Bloque | 1 |

| | | |
|-----------------------|-----------------|-----------------|
| | Sup. construida | 57,30 m² |
| Interior vivienda | | 57,30 m² |
| Zonas comunes | | 7,72 m² |
| TOTAL INTERIOR | | 65,02 m² |

| | |
|-----------------------|-----------------|
| Porche | 26,74 m² |
| Terraza 1 | 20,16 m² |
| Terraza 2 | - |
| TOTAL EXTERIOR | 46,90 m² |

| | |
|-------------------------|------------------|
| SUPERFICIE TOTAL | 111,92 m² |
|-------------------------|------------------|



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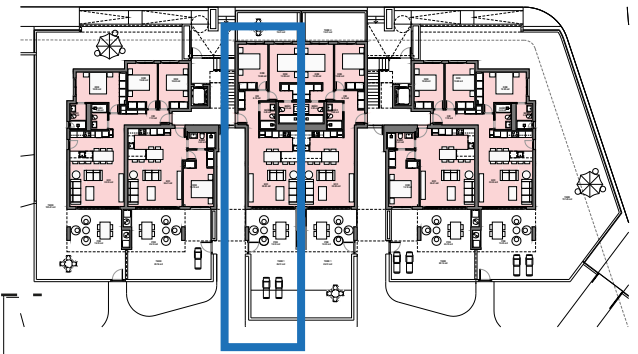


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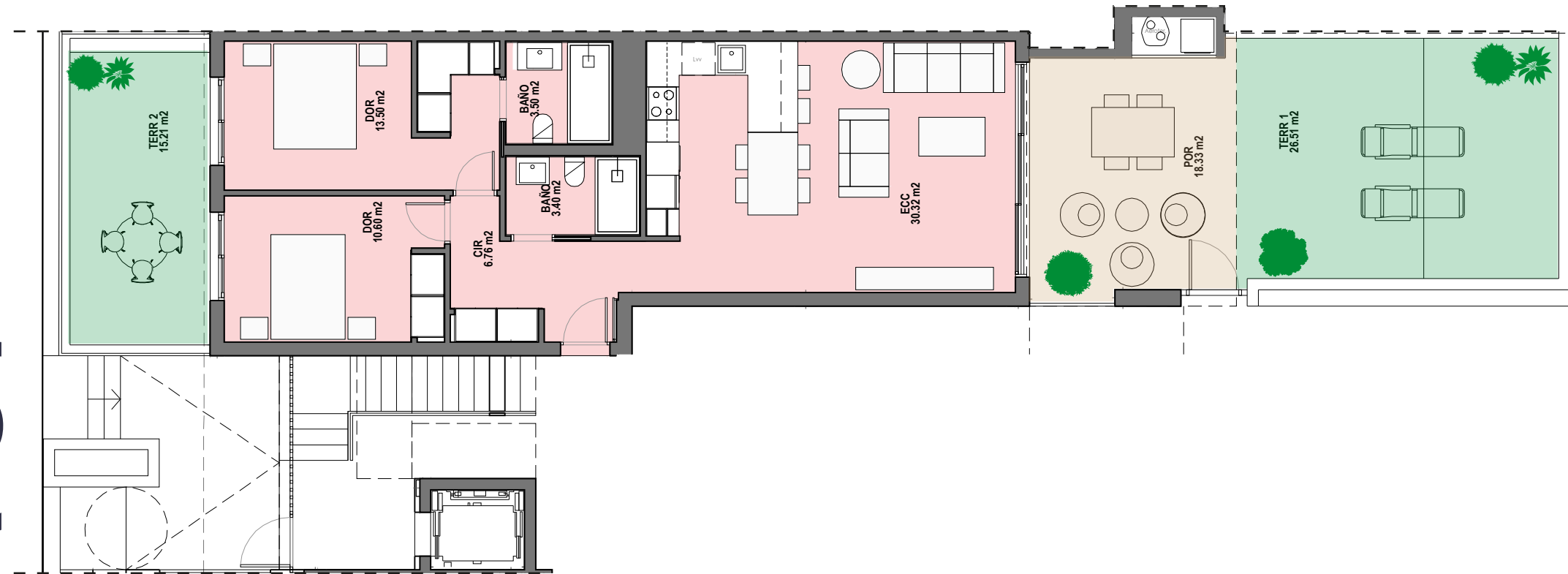


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SUPERFICIES

| APARTAMENTO | Vivienda n° | 3 |
|-------------|-------------|----|
| | Tipo | 0C |
| | Bloque | 1 |

| | Sup. construida |
|-----------------------|----------------------------|
| Interior vivienda | 77,66 m ² |
| Zonas comunes | 8,82 m ² |
| TOTAL INTERIOR | 86,48 m² |

| | |
|-----------------------|----------------------------|
| Porche | 18,33 m ² |
| Terraza 1 | 26,51 m ² |
| Terraza 2 | 15,21 m ² |
| TOTAL EXTERIOR | 60,05 m² |

SUPERFICIE TOTAL 146,53 m²



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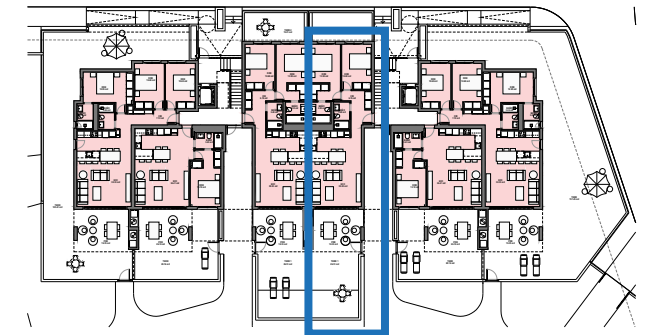


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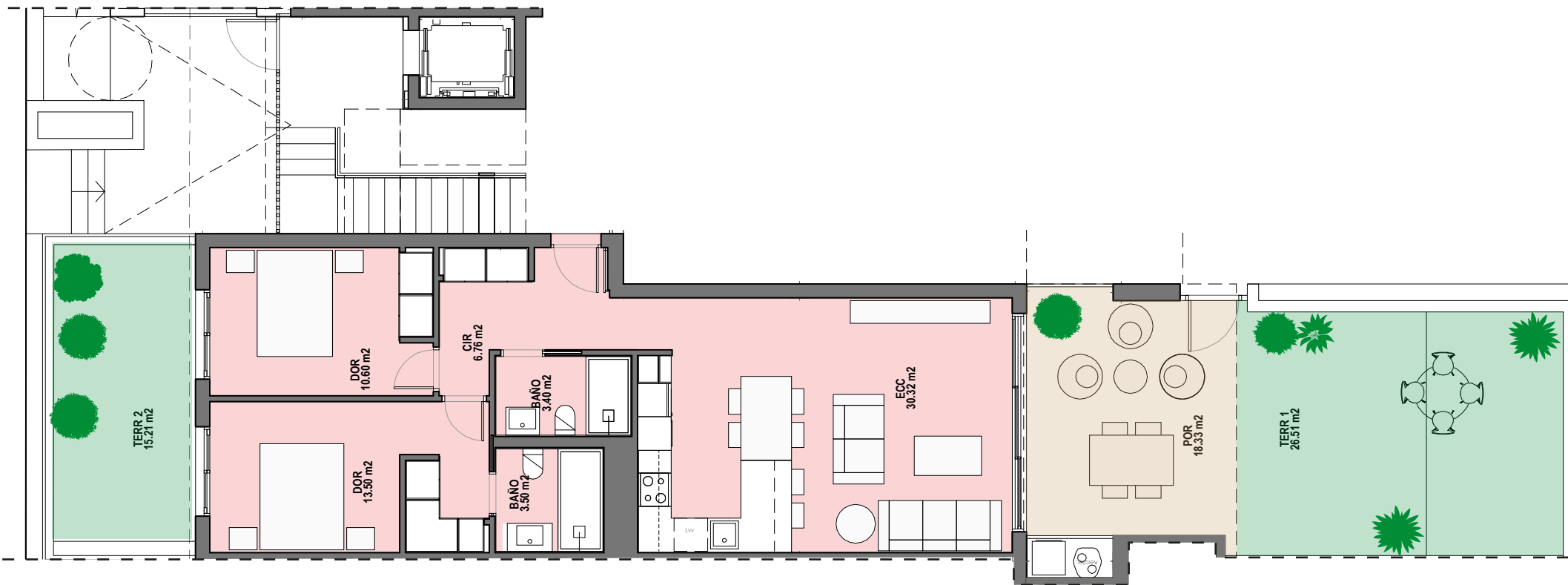


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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 4 |
| | Tipo | 0D |
| | Bloque | 1 |

| | | |
|-----------------------|----------------------------|--|
| | Sup. construida | |
| Interior vivienda | 77,66 m ² | |
| Zonas comunes | 8,82 m ² | |
| TOTAL INTERIOR | 86,48 m² | |

| | |
|-----------------------|----------------------------|
| Porche | 18,33 m ² |
| Terraza 1 | 26,51 m ² |
| Terraza 2 | 15,21 m ² |
| TOTAL EXTERIOR | 60,05 m² |

| | |
|-------------------------|-----------------------------|
| SUPERFICIE TOTAL | 146,53 m² |
|-------------------------|-----------------------------|



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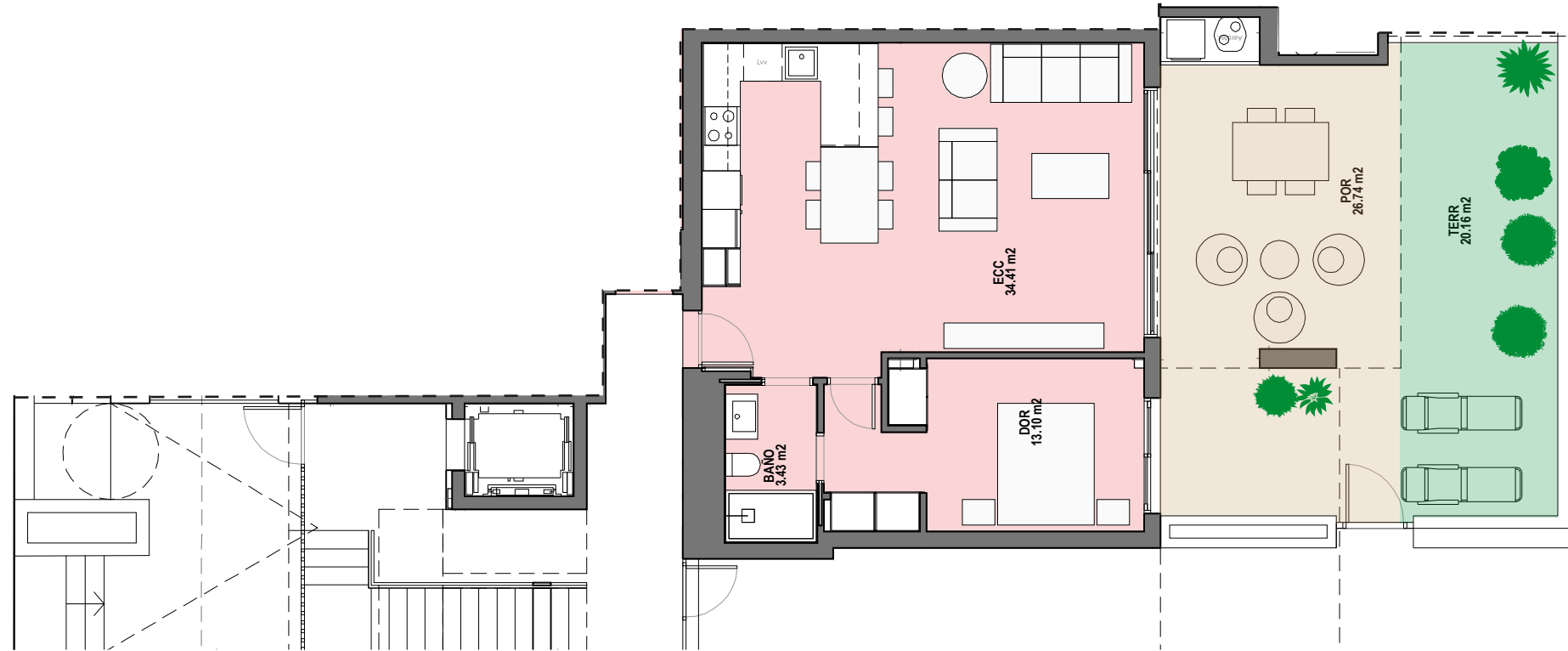
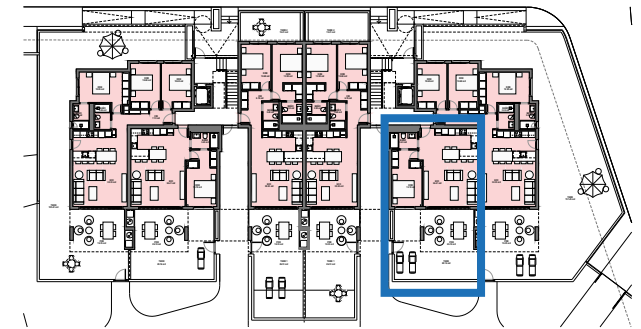


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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 5 |
| | Tipo | 0E |
| | Bloque | 1 |

| | | |
|-----------------------|----------------------------|--|
| | Sup. construida | |
| Interior vivienda | 57,30 m ² | |
| Zonas comunes | 7,72 m ² | |
| TOTAL INTERIOR | 65,02 m² | |

| | | |
|-----------------------|----------------------------|--|
| Porche | 26,74 m ² | |
| Terraza 1 | 20,16 m ² | |
| Terraza 2 | - | |
| TOTAL EXTERIOR | 46,90 m² | |

| | | |
|-------------------------|-----------------------------|--|
| SUPERFICIE TOTAL | 111,92 m² | |
|-------------------------|-----------------------------|--|



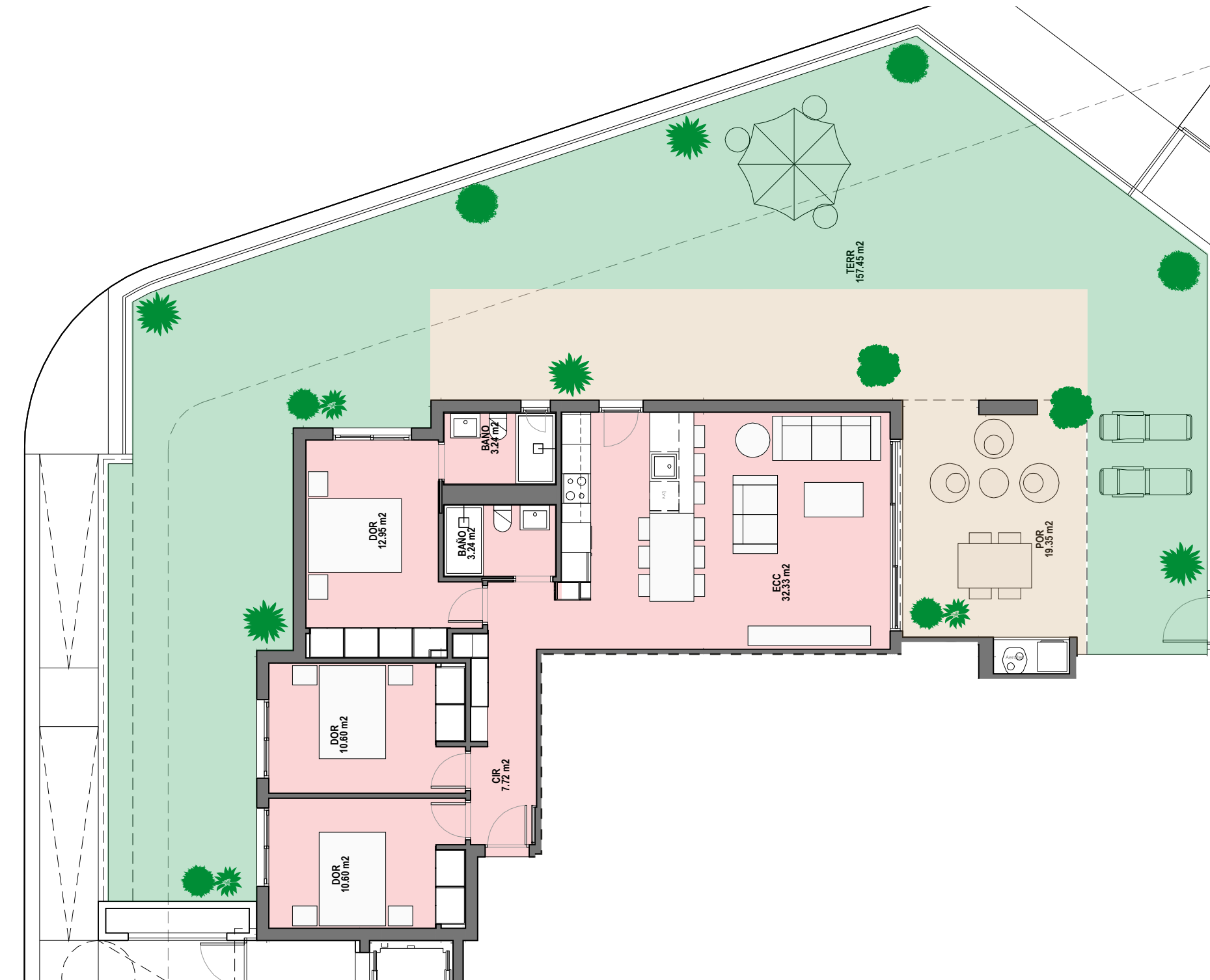
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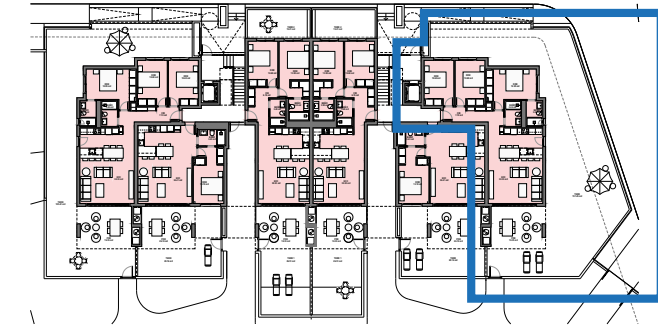


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SUPERFICIES

| APARTAMENTO | Vivienda nº | 6 |
|-------------|-------------|----|
| | Tipo | 0F |
| | Bloque | 1 |

| | Sup. construida |
|-----------------------|-----------------------------|
| Interior vivienda | 93,18 m ² |
| Zonas comunes | 10,33 m ² |
| TOTAL INTERIOR | 103,51 m² |

| | |
|-----------------------|-----------------------------|
| Porche | 19,35 m ² |
| Terraza 1 | 157,45 m ² |
| Terraza 2 | - |
| TOTAL EXTERIOR | 176,80 m² |

| | |
|-------------------------|-----------------------------|
| SUPERFICIE TOTAL | 280,31 m² |
|-------------------------|-----------------------------|

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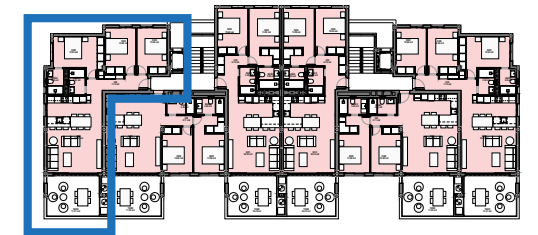


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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 7 |
| | Tipo | 1A |
| | Bloque | 1 |

| | |
|-----------------------|-----------------------------|
| | Sup. construida |
| Interior vivienda | 93,18 m ² |
| Zonas comunes | 10,33 m ² |
| TOTAL INTERIOR | 103,51 m² |

| | |
|-----------------------|----------------------------|
| Porche | 19,35 m ² |
| TOTAL EXTERIOR | 19,35 m² |

| | |
|-------------------------|-----------------------------|
| SUPERFICIE TOTAL | 122,86 m² |
|-------------------------|-----------------------------|



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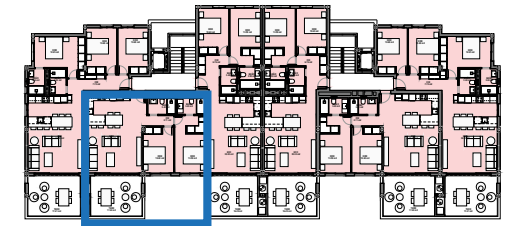


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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 8 |
| | Tipo | 1B |
| | Bloque | 1 |

| | | |
|-----------------------|----------------------------|--|
| | Sup. construida | |
| Interior vivienda | 76,96 m ² | |
| Zonas comunes | 8,85 m ² | |
| TOTAL INTERIOR | 85,81 m² | |

| | |
|-----------------------|----------------------------|
| Porche | 19,35 m ² |
| TOTAL EXTERIOR | 19,35 m² |

| | |
|-------------------------|-----------------------------|
| SUPERFICIE TOTAL | 105,16 m² |
|-------------------------|-----------------------------|



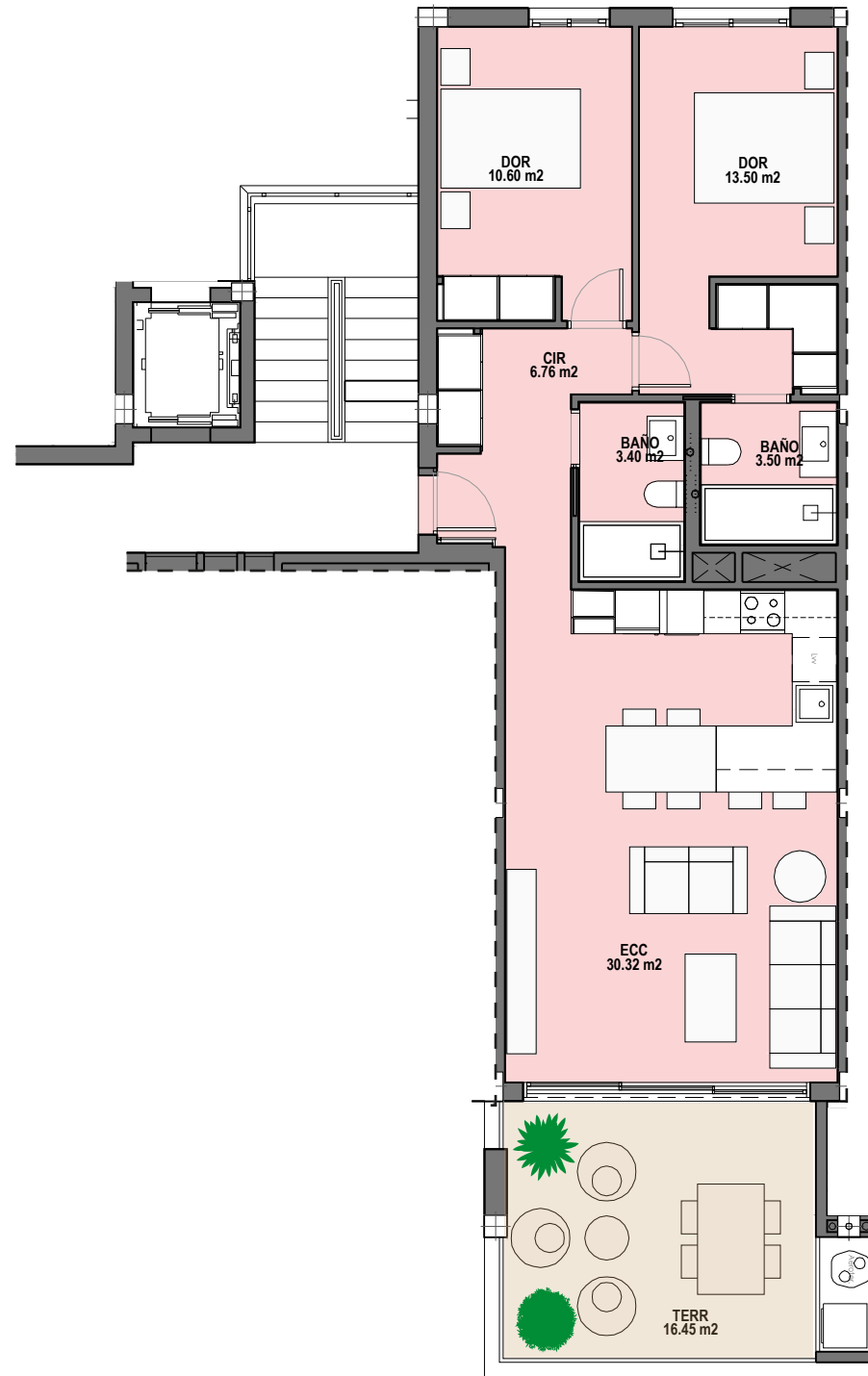
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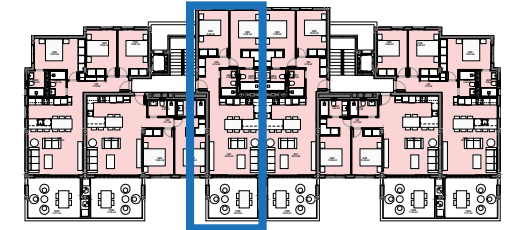


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SUPERFICIES

| | | |
|-------------------------|-------------|-----------------------------|
| APARTAMENTO | Vivienda nº | 9 |
| | Tipo | 1C |
| | Bloque | 1 |
| | | Sup. construida |
| Interior vivienda | | 77,77 m ² |
| Zonas comunes | | 8,83 m ² |
| TOTAL INTERIOR | | 86,60 m² |
| Porche | | 18,33 m ² |
| TOTAL EXTERIOR | | 18,33 m² |
| SUPERFICIE TOTAL | | 104,93 m² |



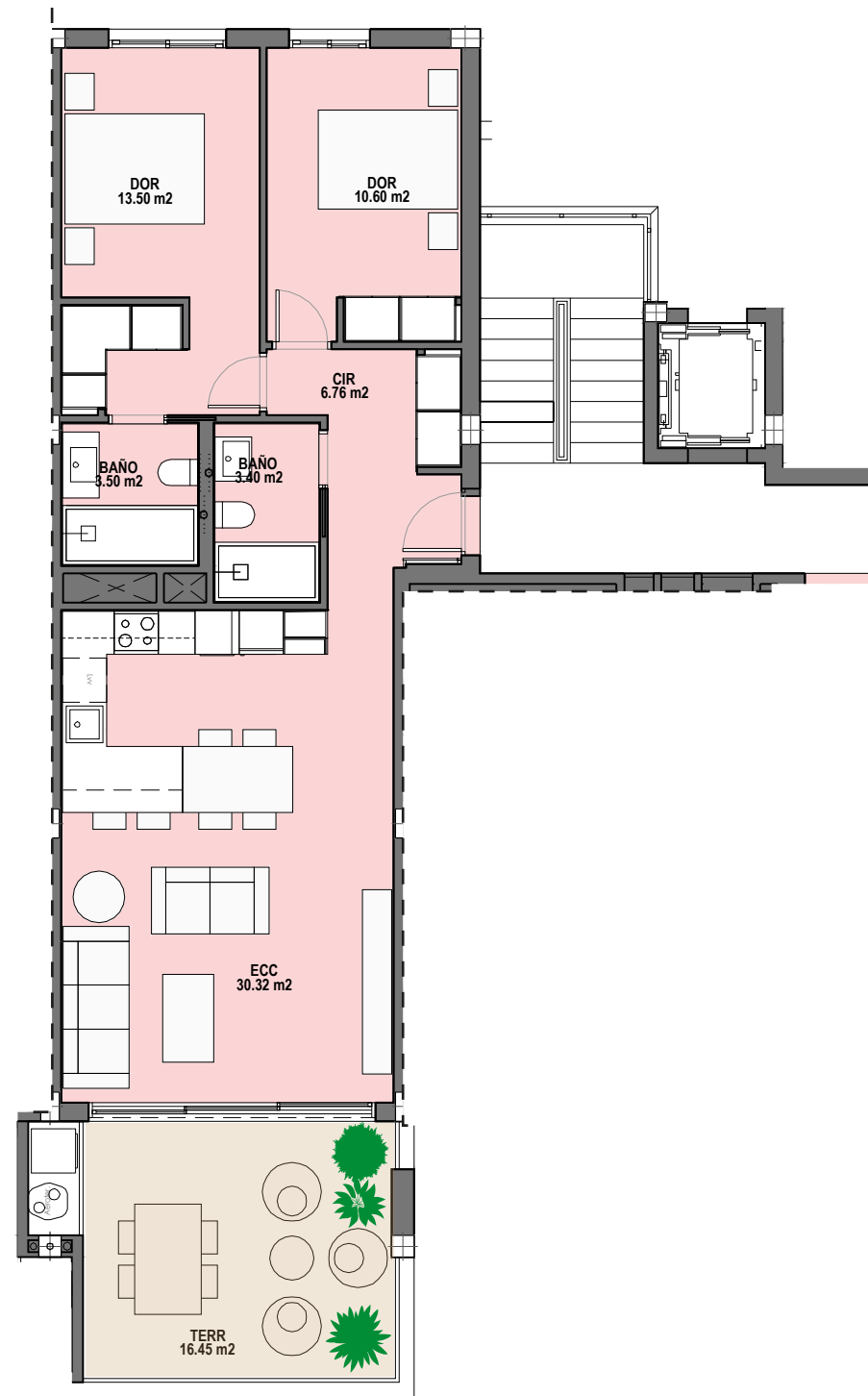
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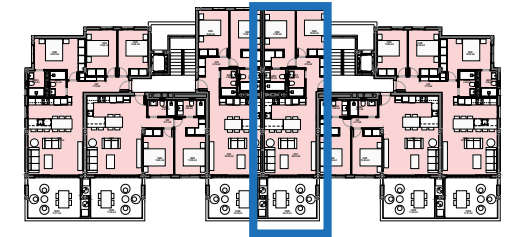
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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 10 |
| | Tipo | 1D |
| | Bloque | 1 |

| | | |
|-----------------------|----------------------------|--|
| | Sup. construida | |
| Interior vivienda | 77,77 m ² | |
| Zonas comunes | 8,83 m ² | |
| TOTAL INTERIOR | 86,60 m² | |

| | |
|-----------------------|----------------------------|
| Porche | 18,33 m ² |
| TOTAL EXTERIOR | 18,33 m² |

| | |
|-------------------------|-----------------------------|
| SUPERFICIE TOTAL | 104,93 m² |
|-------------------------|-----------------------------|



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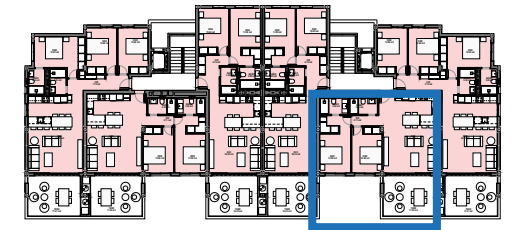


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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 11 |
| | Tipo | 1E |
| | Bloque | 1 |

| | |
|-----------------------|----------------------------|
| | Sup. construida |
| Interior vivienda | 76,96 m ² |
| Zonas comunes | 8,85 m ² |
| TOTAL INTERIOR | 85,81 m² |

| | |
|-----------------------|----------------------------|
| Porche | 19,35 m ² |
| TOTAL EXTERIOR | 19,35 m² |

| | |
|-------------------------|-----------------------------|
| SUPERFICIE TOTAL | 105,16 m² |
|-------------------------|-----------------------------|



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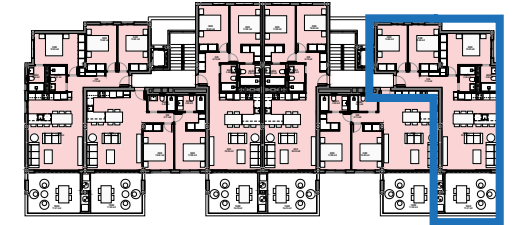
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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 12 |
| | Tipo | 1F |
| | Bloque | 1 |

| | |
|-----------------------|------------------|
| | Sup. construida |
| Interior vivienda | 93,18 m² |
| Zonas comunes | 10,33 m² |
| TOTAL INTERIOR | 103,51 m² |

| | |
|-----------------------|-----------------|
| Porche | 19,35 m² |
| TOTAL EXTERIOR | 19,35 m² |

| | |
|-------------------------|------------------|
| SUPERFICIE TOTAL | 122,86 m² |
|-------------------------|------------------|



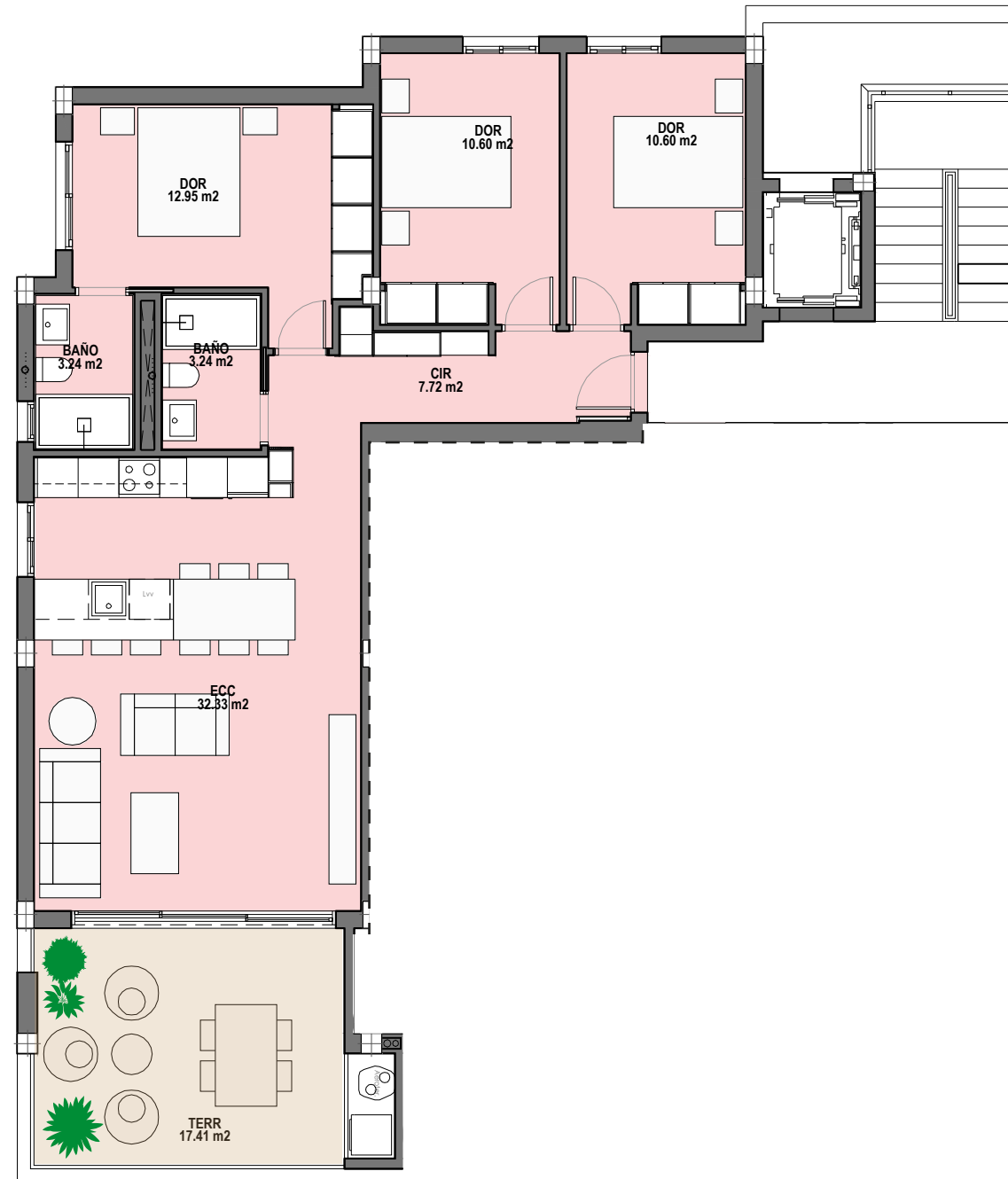
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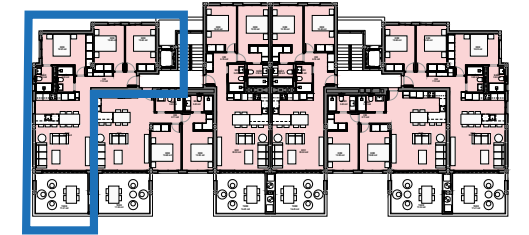


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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda n° | 13 |
| | Tipo | 2A |
| | Bloque | 1 |

| | | |
|-----------------------|-----------------------------|--|
| | Sup. construida | |
| Interior vivienda | 93,18 m ² | |
| Zonas comunes | 8,56 m ² | |
| TOTAL INTERIOR | 101,74 m² | |

| | |
|-----------------------|----------------------------|
| Terraza | 17,41 m ² |
| TOTAL EXTERIOR | 17,41 m² |

| | |
|-------------------------|-----------------------------|
| SUPERFICIE TOTAL | 119,15 m² |
|-------------------------|-----------------------------|



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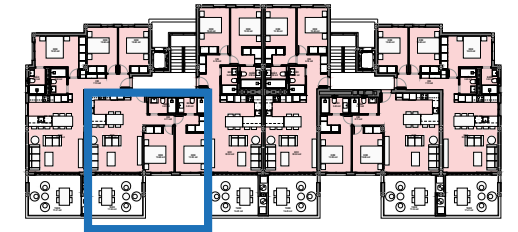


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SUPERFICIES

| APARTAMENTO | Vivienda nº | 14 |
|-------------|-------------|----|
| | Tipo | 2B |
| | Bloque | 1 |

| | Sup. construida |
|-----------------------|-----------------|
| Interior vivienda | 76,96 m² |
| Zonas comunes | 7,07 m² |
| TOTAL INTERIOR | 84,03 m² |

| | |
|-----------------------|-----------------|
| Terraza | 17,24 m² |
| TOTAL EXTERIOR | 17,24 m² |

| | |
|-------------------------|------------------|
| SUPERFICIE TOTAL | 101,27 m² |
|-------------------------|------------------|



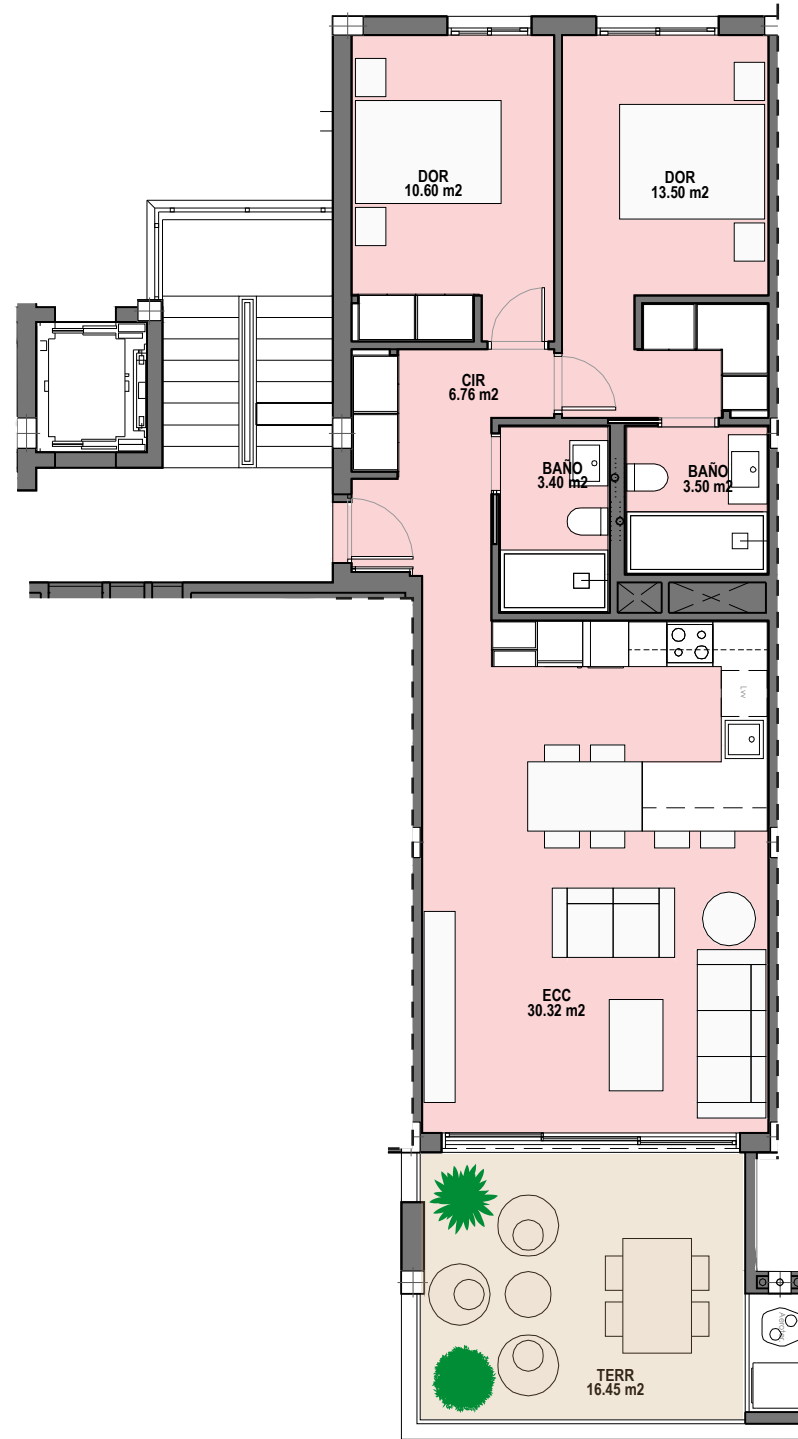
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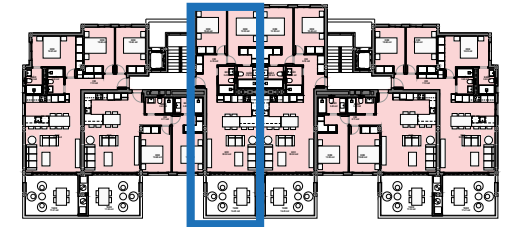


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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 15 |
| | Tipo | 2C |
| | Bloque | 1 |

| | |
|-----------------------|----------------------------|
| | Sup. construida |
| Interior vivienda | 77,77 m ² |
| Zonas comunes | 8,83 m ² |
| TOTAL INTERIOR | 86,60 m² |

| | |
|-----------------------|----------------------------|
| Porche | 18,33 m ² |
| TOTAL EXTERIOR | 18,33 m² |

| | |
|-------------------------|-----------------------------|
| SUPERFICIE TOTAL | 104,93 m² |
|-------------------------|-----------------------------|



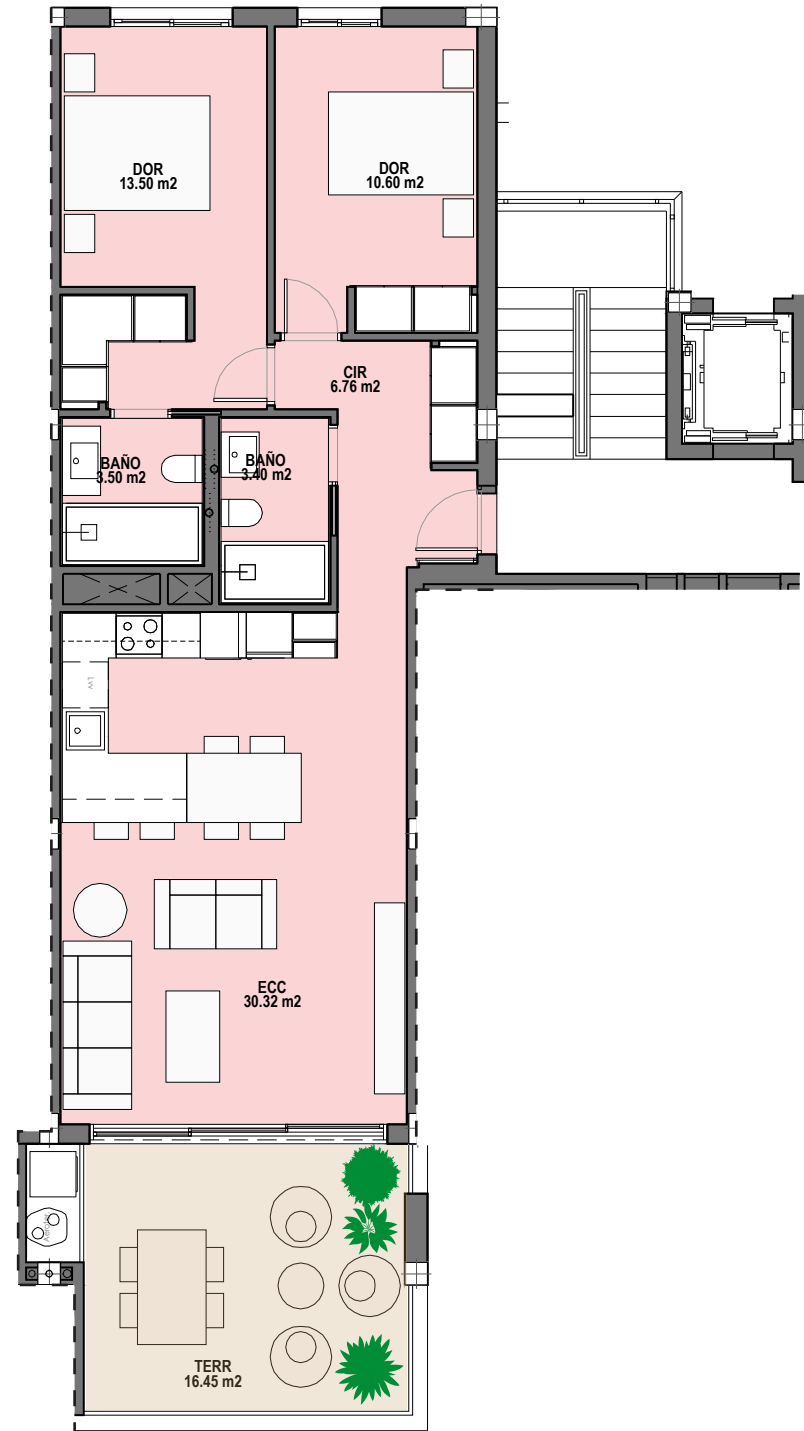
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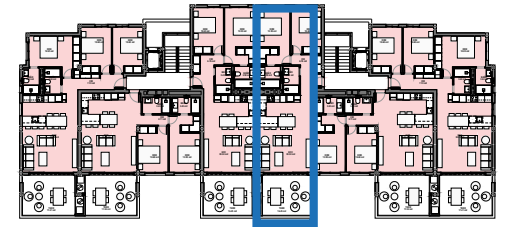


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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 16 |
| | Tipo | 2D |
| | Bloque | 1 |

| | |
|-----------------------|----------------------------|
| | Sup. construida |
| Interior vivienda | 77,77 m ² |
| Zonas comunes | 8,83 m ² |
| TOTAL INTERIOR | 86,60 m² |

| | |
|-----------------------|----------------------------|
| Porche | 18,33 m ² |
| TOTAL EXTERIOR | 18,33 m² |

| | |
|-------------------------|-----------------------------|
| SUPERFICIE TOTAL | 104,93 m² |
|-------------------------|-----------------------------|



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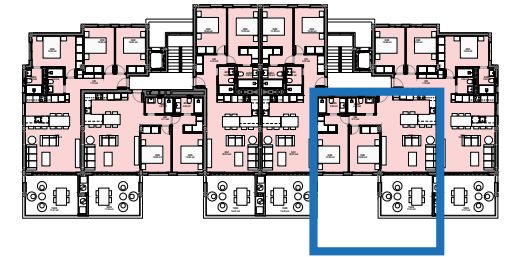


ENCINA 57



Santa Rosalía

lake and life resort



SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 17 |
| | Tipo | 2E |
| | Bloque | 1 |

| | | |
|-----------------------|----------------------------|--|
| | Sup. construida | |
| Interior vivienda | 76,96 m ² | |
| Zonas comunes | 7,07 m ² | |
| TOTAL INTERIOR | 84,03 m² | |

| | |
|-----------------------|----------------------------|
| Terraza | 17,24 m ² |
| TOTAL EXTERIOR | 17,24 m² |

| | |
|-------------------------|-----------------------------|
| SUPERFICIE TOTAL | 101,27 m² |
|-------------------------|-----------------------------|



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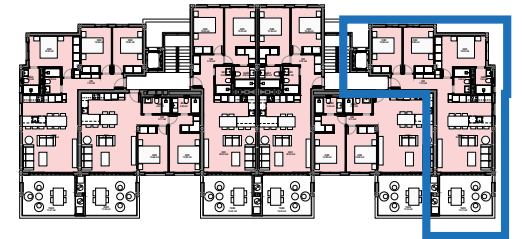


ENCINA 57



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SUPERFICIES

| | | |
|-------------------------|-----------------------------|-----------|
| APARTAMENTO | Vivienda nº | 18 |
| | Tipo | 2F |
| | Bloque | 1 |
| | Sup. construida | |
| Interior vivienda | 93,18 m ² | |
| Zonas comunes | 8,56 m ² | |
| TOTAL INTERIOR | 101,74 m² | |
| Terraza | 17,41 m ² | |
| TOTAL EXTERIOR | 17,41 m² | |
| SUPERFICIE TOTAL | 119,15 m² | |



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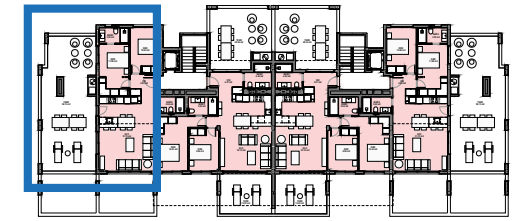


ENCINA 57



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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 19 |
| | Tipo | 3A |
| | Bloque | 1 |

| | | |
|-----------------------|----------------------------|--|
| | Sup. construida | |
| Interior vivienda | 76,28 m ² | |
| Zonas comunes | 7,01 m ² | |
| TOTAL INTERIOR | 83,29 m² | |

| | | |
|-----------------------|----------------------------|--|
| Terraza | 56,13 m ² | |
| TOTAL EXTERIOR | 56,13 m² | |

| | | |
|-------------------------|-----------------------------|--|
| SUPERFICIE TOTAL | 139,42 m² | |
|-------------------------|-----------------------------|--|



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3A housing

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3A housing

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3A housing

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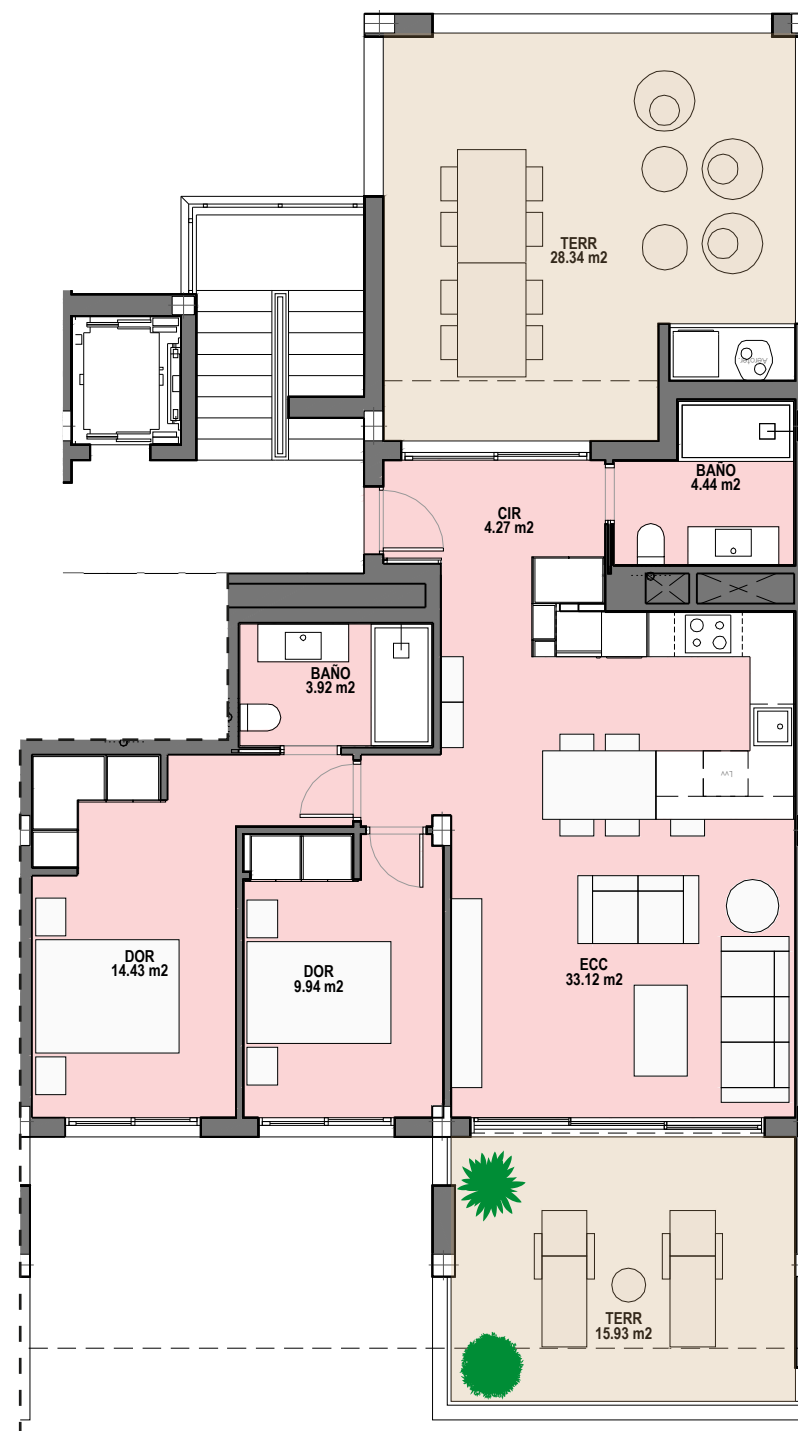


3A housing

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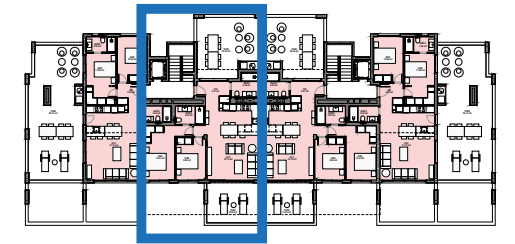


ENCINA 57



Santa Rosalía

lake and life resort



SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 20 |
| | Tipo | 3B |
| | Bloque | 1 |

| | |
|-----------------------|----------------------------|
| | Sup. construida |
| Interior vivienda | 84,43 m ² |
| Zonas comunes | 9,01 m ² |
| TOTAL INTERIOR | 93,44 m² |

| | |
|-----------------------|----------------------------|
| Porche | 13,69 m ² |
| Terraza 1 | 3,19 m ² |
| Terraza 2 | 28,34 m ² |
| TOTAL EXTERIOR | 45,22 m² |

| | |
|-------------------------|-----------------------------|
| SUPERFICIE TOTAL | 138,66 m² |
|-------------------------|-----------------------------|



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3B housing

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3B housing

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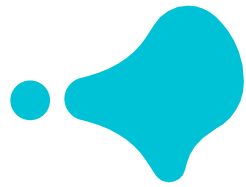
3B housing

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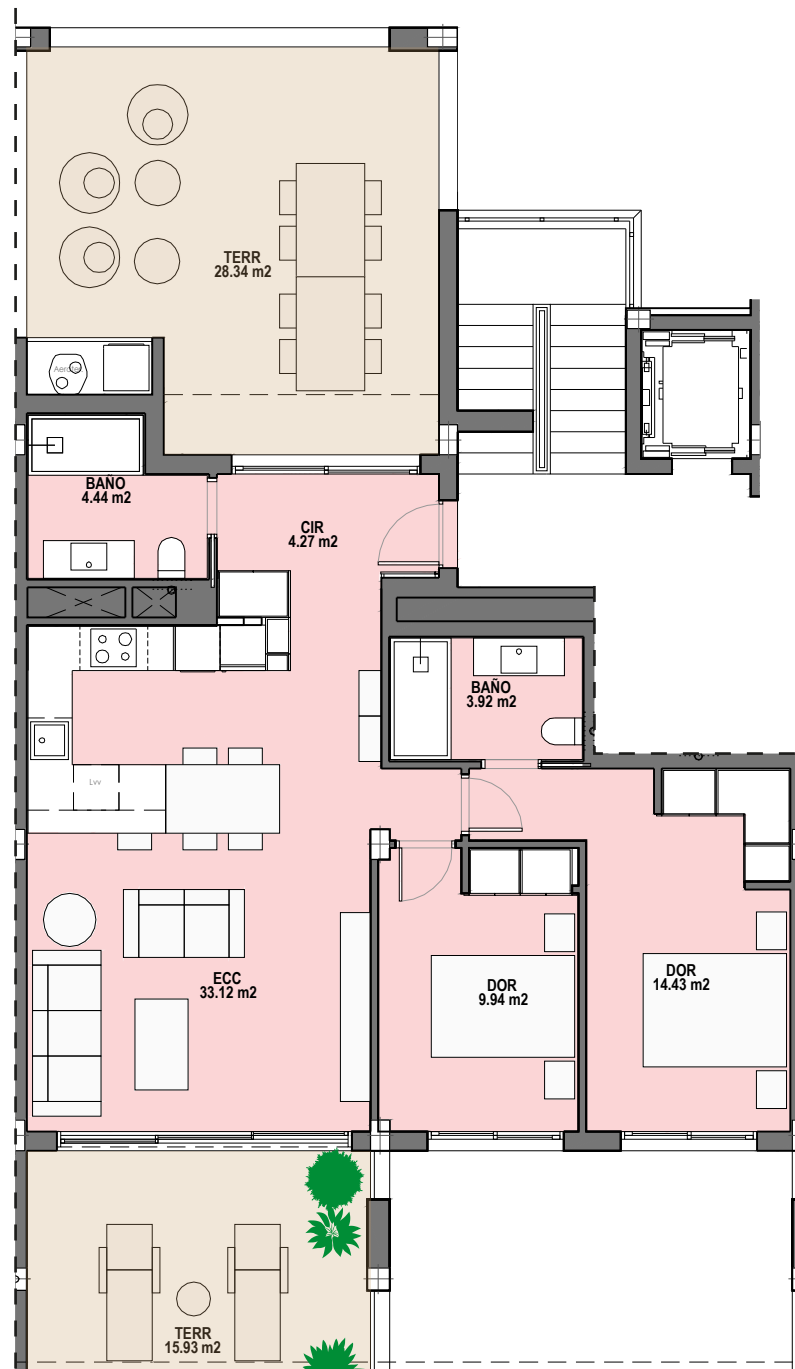


3B housing

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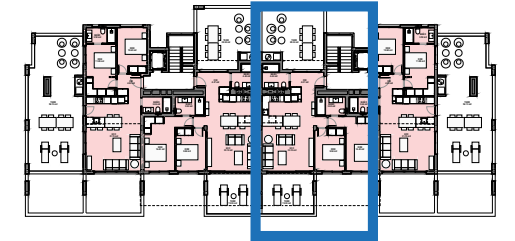
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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 21 |
| | Tipo | 3C |
| | Bloque | 1 |

| | |
|-----------------------|----------------------------|
| | Sup. construida |
| Interior vivienda | 84,43 m ² |
| Zonas comunes | 9,01 m ² |
| TOTAL INTERIOR | 93,44 m² |

| | |
|-----------------------|----------------------------|
| Porche | 13,69 m ² |
| Terraza 1 | 3,19 m ² |
| Terraza 2 | 28,34 m ² |
| TOTAL EXTERIOR | 45,22 m² |

| | |
|-------------------------|-----------------------------|
| SUPERFICIE TOTAL | 138,66 m² |
|-------------------------|-----------------------------|

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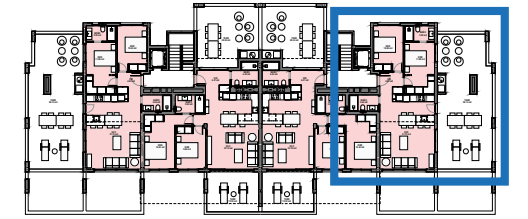
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SUPERFICIES

| | | |
|--------------------|-------------|-----------|
| APARTAMENTO | Vivienda nº | 22 |
| | Tipo | 3D |
| | Bloque | 1 |

| | |
|-----------------------|----------------------------|
| | Sup. construida |
| Interior vivienda | 76,28 m ² |
| Zonas comunes | 7,01 m ² |
| TOTAL INTERIOR | 83,29 m² |

| | |
|-----------------------|----------------------------|
| Terraza | 56,13 m ² |
| TOTAL EXTERIOR | 56,13 m² |

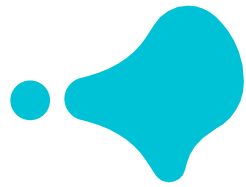
| | |
|-------------------------|-----------------------------|
| SUPERFICIE TOTAL | 139,42 m² |
|-------------------------|-----------------------------|



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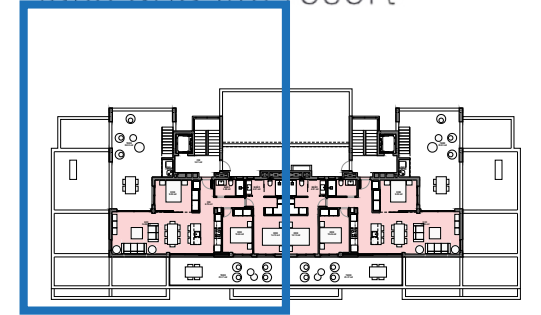


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Santa Rosalía

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SUPERFICIES

| | | |
|-------------------------|-----------------------------|-----------|
| ÁTICO | Vivienda nº | 23 |
| | Tipo | AA |
| | Bloque | 1 |
| | Sup. construida | |
| Interior vivienda | 99,81 m ² | |
| Zonas comunes | 9,41 m ² | |
| TOTAL INTERIOR | 109,22 m² | |
| Terraza 1 | 65,30 m ² | |
| Solarium | 86,48 m ² | |
| TOTAL EXTERIOR | 151,78 m² | |
| SUPERFICIE TOTAL | 261,00 m² | |



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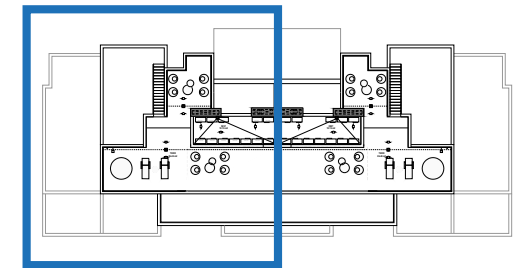
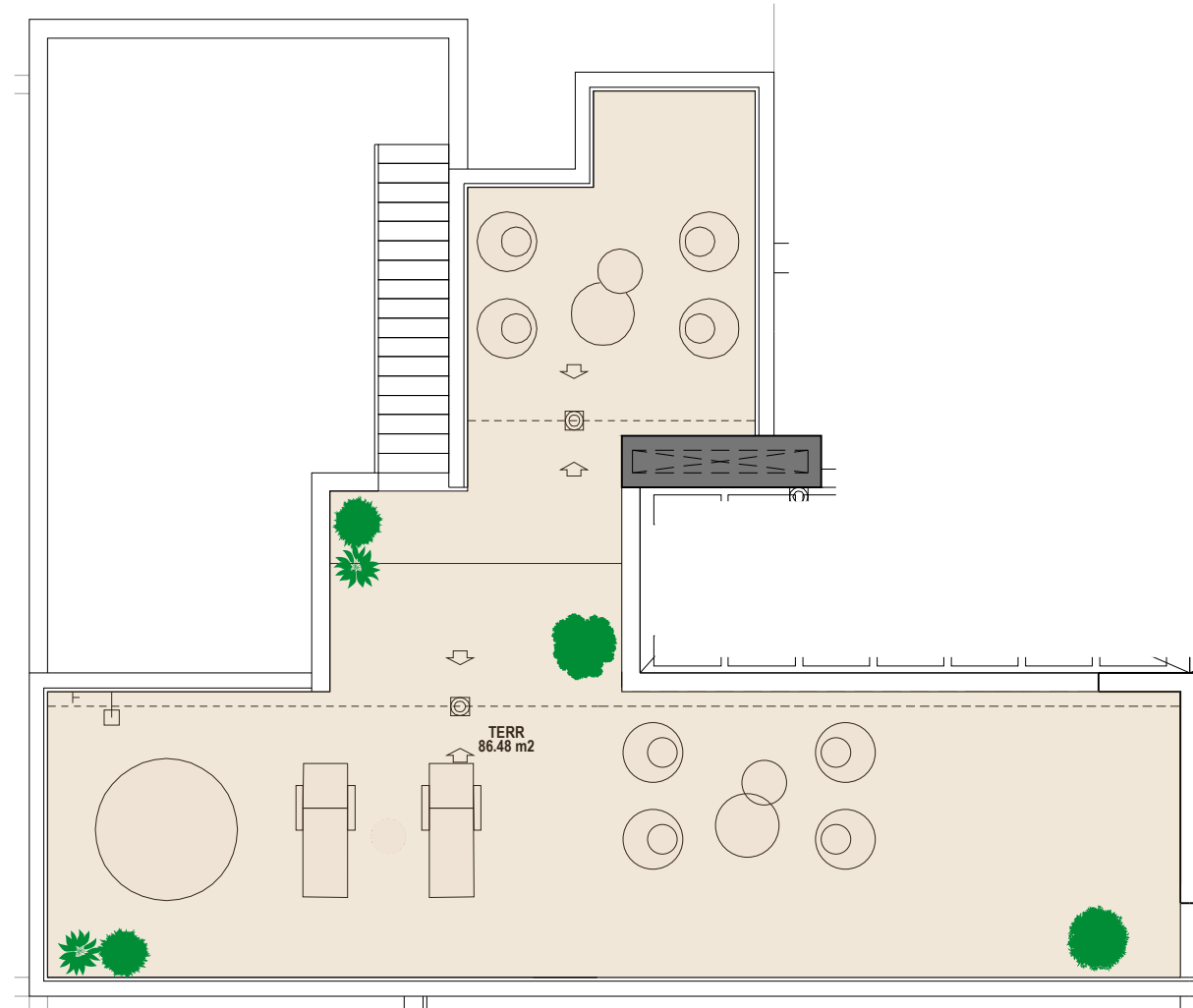


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Santa Rosalía lake and life resort



SUPERFICIES

| | | |
|-------------------------|-----------------------------|-----------|
| ÁTICO | Vivienda nº | 23 |
| | Tipo | AA |
| | Bloque | 1 |
| | Sup. construida | |
| Interior vivienda | 99,81 m ² | |
| Zonas comunes | 9,41 m ² | |
| TOTAL INTERIOR | 109,22 m² | |
| Terraza 1 | 65,30 m ² | |
| Solarium | 86,48 m ² | |
| TOTAL EXTERIOR | 151,78 m² | |
| SUPERFICIE TOTAL | 261,00 m² | |



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Attic A

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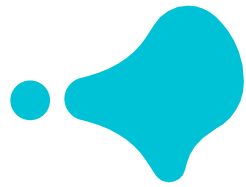
Attic A

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Attic A

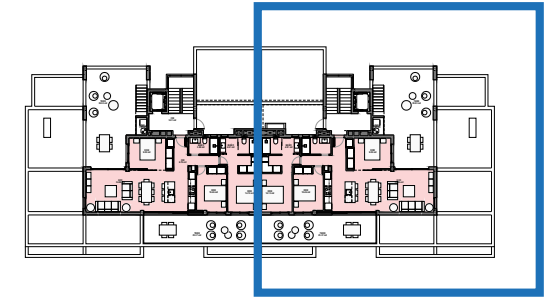
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ENCINA 57



Santa Rosalía lake and life resort



SUPERFICIES

| | | |
|-------------------------|-----------------|-----------------------------|
| ÁTICO | Vivienda nº | 24 |
| | Tipo | AB |
| | Bloque | 1 |
| | Sup. construida | |
| Interior vivienda | | 99,81 m ² |
| Zonas comunes | | 9,41 m ² |
| TOTAL INTERIOR | | 109,22 m² |
| | Terraza 1 | 65,30 m ² |
| | Terraza 2 | 86,48 m ² |
| TOTAL EXTERIOR | | 151,78 m² |
| SUPERFICIE TOTAL | | 261,00 m² |



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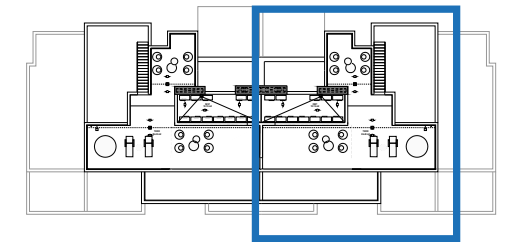
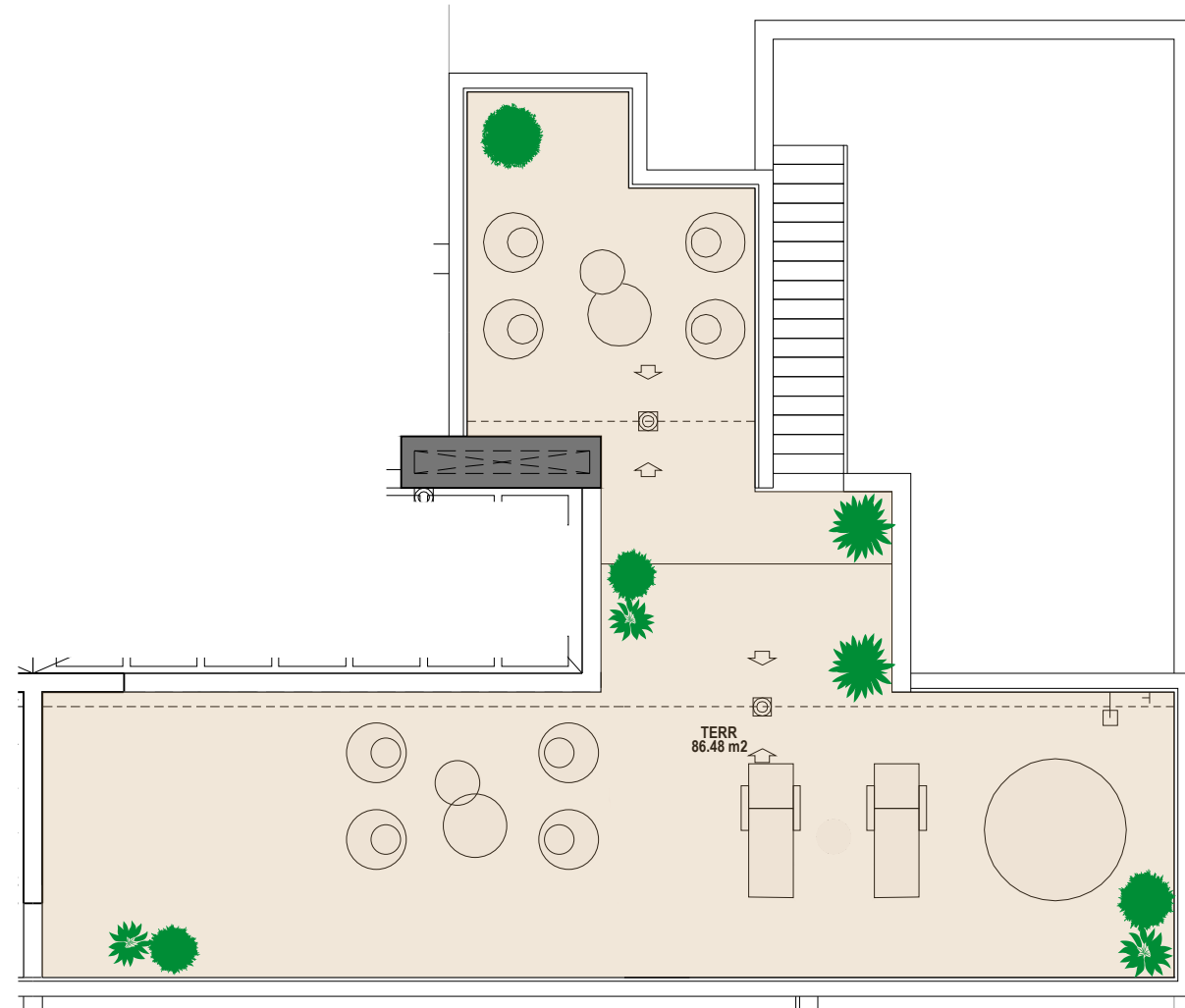


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Santa Rosalía lake and life resort



SUPERFICIES

| | | |
|-------------------------|-----------------------------|-----------|
| ÁTICO | Vivienda nº | 24 |
| | Tipo | AB |
| | Bloque | 1 |
| | Sup. construida | |
| Interior vivienda | 99,81 m ² | |
| Zonas comunes | 9,41 m ² | |
| TOTAL INTERIOR | 109,22 m² | |
| | | |
| Terraza 1 | 65,30 m ² | |
| Terraza 2 | 86,48 m ² | |
| TOTAL EXTERIOR | 151,78 m² | |
| SUPERFICIE TOTAL | 261,00 m² | |



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Main features

- _Underground parking space and storage room or cellar in concrete finished in the Ground floor Bungalows
- _Continuous porcelain floor tiles inside and outside. Non-slip tiles outside.
- _Duct air conditioning (hot-cold air).
- _Highly energy-efficient heat pump system for sanitary hot water (Aerothermia). _Underfloor electrical heating in bathrooms.
- _Floor standing lavatories with built-in cisterns.
- _Suspended cabinets in each bathroom.
- _Built-in kitchen appliances: ceramic hob and extractor fan included.
- _Kitchen island (depending on project) and Silestone worktop, porcelain or similar. _Lighting package with LED technology.
- _Electric blinds in bedrooms.
- _Pre-installation for electric vehicle charging point.

Pergolas and exterior kitchen are extra and will be quoted separately during construction.

Homes are delivered in accordance with the specifications unless, for technical or administrative reasons, they are modified by the management without any reduction in quality. Technical specifications as of 12/09/23.



Destacados

- _Plaza de aparcamiento subterráneo y trastero o bodega acabada en hormigón en bungalows planta baja.
- _Mismo tipo de pavimento porcelánico interior-exterior. Siendo el exterior antideslizante.
- _Climatización por conductos.
- _Sistema de agua caliente sanitaria por Aerotermia.
- _Suelo radiante eléctrico en baños.
- _Inodoros con cisterna empotrada.
- _Mueble suspendido en cada baño.
- _Cocina con integración de electrodomésticos: vitrocerámica y campana extractora de humos incluidos.
- _Península (según proyecto) y encimera de Silestone, porcelánico o similar.
- _Paquete de iluminación con tecnología led.
- _Persianas eléctricas en dormitorios.
- _Preinstalación punto de carga para vehículo eléctrico.

Las pérgolas y las cocinas exteriores son extras y serán presupuestadas de forma independiente durante la construcción.

Las viviendas se entregarán con arreglo a las calidades especificadas salvo que, por razones técnicas o administrativas, sean modificadas por la dirección facultativa sin que ello signifique merma alguna de la calidad inicial prevista. Memoria establecida a fecha 12/09/23.



Technical Specifications

FOUNDATION AND STRUCTURE

- Reinforced concrete structure in accordance with the regulations of the technical building code.
- Foundation according to the results of the geotechnical study. Reinforced concrete slabs and walls.

FACADE AND ENCLOSURES

- Single-layer mortar with specific metal lattice finishes.
- Solid ceramic brick walls lined with plasterboard laminated with mineral rock wool.
- Interior dividing walls are self-supporting multiple partition walls with double laminated plasterboard panels, waterproofing in wet areas, and mineral rock wool insulation.
- Divisions between dwellings by means of perforated brick and self-supporting wall cladding with double laminated plasterboard and mineral rock wool.

ROOF

- Inverted flat roofs with non-slip porcelain stoneware in passable areas, waterproofed with asphalt fabric and XPS insulation, to guarantee effective thermal insulation and tightness.

Homes are delivered in accordance with the specifications unless, for technical or administrative reasons, they are modified by the management without any reduction in quality. Technical specifications as of 12/09/23

CEILINGS

- A continuous suspended laminated plasterboard ceiling throughout the house and a waterproof layer in wet areas.

OUTSIDE FLOORING

- First-class, non-slip, anti-freeze porcelain stoneware installed with water-repellent adhesive.
- On the ground floor: a combination of porcelain stoneware and artificial grass.

INDOOR FLOORS

- Top quality porcelain stoneware floor tiles fixed with adhesive.
- Flush skirting boards with white finish.

PAINT

- Smooth white plastic paint on walls and ceiling.

BATHROOM TILES

- Top quality porcelain stoneware floor tiles fixed with waterproof adhesive. (Depending on project).



EXTERIOR JOINERY

- Thermo-lacquered aluminium with thermal bridge breakage, in anthracite grey or similar.
- Built in electric blinds in bedrooms.

GLAZING

- Double glazed windows with CTE compliant air chamber. With low-emission treatment for superior performance, greater energy efficiency and more comfort and energy savings.
- Fixed glass screen in showers.

INTERNAL JOINERY

- Kitchen:
 - _Furnished, large storage capacity, melanin finish.
 - _Silestone, porcelain or similar worktop, with under-counter sink and low flow chrome finish, high-volume, mixer tap to optimise water consumption.
 - _Equipment included: Ceramic hob and cooker hood.
- Lined, fitted wardrobes in bedroom with chest of drawers. (Depending on project).
- Suspended furniture with drawer in each bathroom.
- Main entrance door with security lock. Colour white inside. (Depending on project).

Homes are delivered in accordance with the specifications unless, for technical or administrative reasons, they are modified by the management without any reduction in quality. Technical specifications as of 12/09/23.

LIGHTING

- Interior:
 - _Functional light: Applied LED technology, white switches throughout the house and sockets according to regulations.
- Outside: LED strip on the roof of the terraces. Wall and beacon lights according to project.

SANITARY WARE AND TAPS

- Flush toilet with built in cistern and silent hinge seat.
- Built in washbasin with chrome taps.
- Resin shower tray.

HEATING AND AIR CONDITIONING

- Duct air conditioning (hot-cold air) powered by an indoor and outdoor unit.
- Underfloor electrical heating in bathrooms.
- Air flow renewal installation.
- Pre-installation for heated towel rails in bathrooms.

SANITARY HOT WATER

- Highly energy-efficient heat pump system with accumulation for producing sanitary hot water. (Aerothermia).



PLUMBING AND SANITATION

- High strength PPR pipes.
- PVC sanitation system (drains and down pipes).
- Gate valve in each house, with separate valves in kitchens and bathrooms.
- Water taps on terraces and solarium.

ELECTRICITY AND TELECOMMUNICATIONS

- Sockets and electrical outlets and telecommunications defined by the current regulations.
- TV and data network sockets in living room/kitchen and bedrooms.
- Installation of video intercom.
- Terraces have sockets and water supplies.
- Pre-installation for electric vehicle charging point.

SOLARIUM

- Pre-installation for kitchen and jacuzzi.

PUBLIC AREAS (APARTMENTS)

- Lift with capacity for six people, regulatory accessibility and security and access from the garage.
- Staircase connecting all floors.
- Energy saving lighting.

- Centralised video intercom system in apartment block.
- High security entry door.

UNDERGROUND PARKING

- Underground parking space and storage room (according to project).
- Garage in communal basement with vehicle ramp and automatic door, as well as pedestrian access by lift or stairs, depending on project.
- Pre-installation for installing an electrical socket for charging an electric vehicle.
- Finished with reinforced concrete with smoothed floor pavement and quartz surface treatment. Parking spaces marked with coloured paint.
- LED lighting system.
- Includes all fire prevention measures required by law.

OUTDOORS:

- Communal swimming pool with children's area, LED pool lighting and steps with handrails, sun deck with ceramic pavement, saline chlorination system and outdoor shower.
- Green areas inside the complex with selected Mediterranean vegetation with low water consumption and irrigation system.
- Outdoor lighting using low light pollution luminaires, according to project.

Memoria Técnica

CIMENTACIÓN Y ESTRUCTURA

- Estructura de hormigón armado, ejecutada conforme la normativa vigente y el Código Técnico de la Edificación.
- Cimentación de acuerdo con los resultados del estudio geotécnico. Losas y muros de hormigón armado.

FACHADA Y CERRAMIENTOS

- Mortero monocapa con acabados puntuales de celosía metálica.
- Paredes de ladrillo cerámico macizo, trasdosados de placas de cartón yeso laminado con lana de roca mineral.
- Divisiones interiores de vivienda realizadas mediante tabique múltiple autoportante con doble placa de cartón yeso laminado, siendo hidrofugas en zonas húmedas con aislamiento mineral de lana de roca.
- Divisiones entre viviendas mediante ladrillo perforado y trasdosado autoportante con doble placa de cartón yeso laminado y lana mineral.

CUBIERTA

- Cubiertas planas invertidas con gres porcelánico antideslizante en cubiertas transitables, impermeabilizadas con tela asfáltica y con aislamiento XPS, para garantizar el mejor aislamiento térmico y su estanqueidad.

Las viviendas se entregarán con arreglo a las calidades especificadas salvo que, por razones técnicas o administrativas, sean modificadas por la dirección facultativa sin que ello signifique merma alguna de la calidad inicial prevista. Memoria establecida a fecha 12/09/23.

TECHOS

- Falso techo continuo de placa de yeso laminado en toda la vivienda y con placa hidrófuga en zonas húmedas.

PAVIMENTO EXTERIOR

- Gres porcelánico de primera categoría, antideslizante y antiheladizo, colocado con adhesivo.
- En planta baja: se combina el gres porcelánico con zonas de césped artificial.

PAVIMENTO INTERIOR

- Gres porcelánico de primera categoría, colocado con adhesivo hidrófugo.
- Rodapié enrasado en paredes.

PINTURA

- Pintura plástica con acabado liso y color blanco en paredes y techo.

REVESTIMIENTO EN BAÑOS

- Gres porcelánico de primera categoría, colocado con adhesivo hidrófugo. (Según proyecto).



CARPINTERÍA EXTERIOR

- En aluminio termolacado y con rotura de puente térmico, color gris antracita o similar.
- Persianas eléctricas integradas en carpintería en zonas de noche.

VIDRIOS

- En ventanas doble acristalamiento con cámara de aire según CTE. Con tratamiento bajo emisivo para elevar las prestaciones; aumenta la eficiencia energética y se consigue un mayor confort y ahorro energético.
- Mampara de vidrio en duchas.

CARPINTERÍA INTERIOR

- Cocina:
 - _Amueblada, gran capacidad de almacenaje, acabado en melanina.
 - _Encimera en Silestone, porcelánico o similar, con fregadero bajo encimera y grifería monomando de caño alto acabado cromo y de bajo caudal, para optimizar el consumo de agua.
 - _Equipamiento incluido: vitrocerámica y campana extractora.
- Armarios empotrados en dormitorio; interior forrado y con cajoneras. (Según proyecto).
- Mueble suspendido con cajón en cada baño.
- Puerta principal de entrada acorazada con cerradura de seguridad. Acabado blanco al interior. (según proyecto)

Las viviendas se entregarán con arreglo a las calidades especificadas salvo que, por razones técnicas o administrativas, sean modificadas por la dirección facultativa sin que ello signifique merma alguna de la calidad inicial prevista. Memoria establecida a fecha 12/09/23.

ILUMINACIÓN

- Interior:
 - _Luz funcional: tecnología LED aplicada, mecanismos color blanco en toda la vivienda y tomas de corriente según normativa.
- Exterior: Tira LED en el techo de las terrazas. Además, apliques y balizas colocados según proyecto.

SANITARIOS Y GRIFERÍA

- Inodoro con cisterna empotrada y asiento de bisagra amortiguada.
- Grifería de lavabo caño bajo en cromo con lavabo integrado en mueble.
- Plato de ducha de resina.

CALEFACCIÓN Y AIRE ACONDICIONADO

- Climatización (aire frío-caliente) realizada por conductos, con equipo formado por unidad interior y exterior.
- Suelo radiante eléctrico en baños.
- Instalación de renovación y extracción de aire.
- Preinstalación para toalleros eléctricos en baños.

AGUA CALIENTE SANITARIA

- Sistema de bomba de calor por aerotermia de alta eficiencia energética con acumulación para la producción de agua caliente sanitaria.



FONTANERÍA Y SANEAMIENTO

- Tuberías PPR alta resistencia.
- Instalación de saneamiento de PVC en desagües y bajantes.
- Llave de corte general en cada una de las viviendas, con llaves de corte independientes en cocina y baños.
- Tomas de agua en terrazas y solárium.

ELECTRICIDAD Y TELECOMUNICACIONES

- Dotación de tomas eléctricas y de telecomunicaciones definida por la normativa vigente.
- Tomas de TV y red de datos en salón-cocina y dormitorios.
- Instalación de videoportero automático.
- Terrazas con punto de luz y toma de electricidad.
- Preinstalación de cargador para vehículo eléctrico.

SOLÁRIUM

- preinstalación para cocina y jacuzzi

ZONAS COMUNES (APARTAMENTOS)

- Ascensor con capacidad para seis personas, normativa de accesibilidad y seguridad vigente y acceso desde el garaje.
- Escalera que comunica todas las plantas.
- Iluminación de bajo consumo.

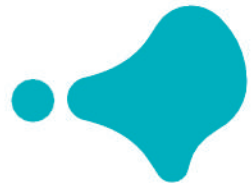
- Sistema centralizado de videoportero automático en bloque de apartamentos.
- Puerta de entrada de alta seguridad.

APARCAMIENTO

- Plaza de aparcamiento subterráneo y trastero (según proyecto).
- Garaje en sótano comunitario con rampa para vehículos y puerta automática, además de acceso peatonal mediante ascensor o escaleras, según proyecto.
- Previsión de canalización para la instalación de toma eléctrica para recarga de vehículo eléctrico.
- Acabado en hormigón armado con pavimento fratasado y con tratamiento superficial de cuarzo. Señalización de las plazas de aparcamiento mediante pintura de diferente color.
- Sistema de iluminación con luminarias LED.
- Dispone de todas las medidas contra incendios requeridas en la normativa vigente.

EXTERIORES

- Piscina comunitaria con zona infantil, iluminación interior LED y escaleras con pasamanos, zona de solárium con pavimento cerámico, sistema de cloración salina y ducha exterior.
- Zonas verdes en el interior del residencial con vegetación mediterránea; especies de bajo consumo hídrico e instalación de riego.
- Red de iluminación exterior mediante luminarias de baja contaminación lumínica, según proyecto.



Santa Rosalía
lake and life resort

ENCINA 57



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