



OLIVVA

Villages

FUENGIROLA

BUILDING SPECIFICATIONS

GRUPO

LA COSTA

DESARROLLOS E INVERSIONES

FOUNDATIONS AND STRUCTURE

- Foundations and structure: reinforced concrete according to the project specifications, complying with the Technical Building Code (CTE).

FAÇADES

- Enclosing walls: "Capuchina" cavity walls with perforated brick measuring 25x12x7 cm, using cement mortar CEM II/A-P 32,5 R and M5 sand.
- Insulation: ISOVER AECO 035 rock wool mineral wool with a thickness of 40 mm complies with UNE EN 13162.

ROOFS

- Terrace-sun terrace: porcelain stoneware tile, waterproofed with elastomeric bitumen asphalt sheet, geotextile separating sheet, and levelling mortar layer.

MASONRY AND SURFACE FINISHES

- Internal layout: Ceramic hollow double brick partition or laminated plasterboard partition.
- Separation between dwellings: Perforated brick of 24x12x7 cm, cement mortar CEM II/A-P 32,5 R and river sand M7,5.
- Suspended ceilings: Plaster and/or drywall in required areas. Aluminium slat false ceiling with access panels in the bathroom.
- Painting Plain white paint on walls and ceilings.

FLOORS AND TILING

- Interior floors: Porcelain stoneware. In wet areas, non-slip SALONI INTERIOR BEIGE 60x60 cm tiles.
- Tiling in bathrooms and kitchens: Marble-effect porcelain stoneware, SALONI INTERIOR MARFIL series 75x25 cm
- Basement flooring: Polished concrete.



Bathroom fixtures and taps

- Toilets: Roca's "The Gap" series.
- Taps: Roca's "L-20 Colors" single-lever series.
- Shower trays: Oh Myshower, Nature model.

INTERIOR JOINERY.

- Reinforced front door: Security lock.
- Interior Passage Doors: White lacquered MDF, perimeter seals for acoustic and thermal protection.
- Wardrobes: Modular, hinged and sliding doors.

OUTDOOR JOINERY

- Windows and French doors: PVC by Kömmerling or similar, anthracite frames with three interior chambers for thermal insulation.

INSTALLATIONS

PLUMBING AND DRAINAGE

- Drainage: PVC sanitary pipe.
- Cold and hot water: Polyethylene (PEX) or similar pipe.

ELECTRICITY AND TELECOMMUNICATIONS

- Expected power: No less than 5,500W at 230V.
- Switches: NIESSEN in "Grey".
- Telecommunications: ICT for broadcasting, television, RTV and TLCA outlets in living room, bedrooms, kitchen, and terrace. Basic telephone network and ISDN.

VIDEO DOORBELL

- System: Each residence is equipped with an electronic video intercom system featuring a camera and monitor.

KITCHEN FURNITURE AND EQUIPMENT.

- Brand: Siemens or similar.
- Composition: Low and high furniture, compact quartz or similar countertop, ceramic hob, extractor hood, electric oven, stainless steel sink, high spout tap, washing machine, dishwasher, built-in microwave, and refrigerator.



HOME AUTOMATION

Our proprietary mobile application with APP compatibility, also works seamlessly with brands like Amazon Alexa. It allows for light and aperture control. Centralised, wall-mounted touchscreen control for complete home management. Additional functions are available upon request.

PARKING FACILITIES

-2 parking spaces.

The garage will be equipped with pre-installation for electric vehicle charging in accordance with R.D 1053/2014

AEROTHERMY.

- BRAND: Daikin or similar
- Composition: The system offers three different possibilities; it heats the home in winter and cools it in summer, providing hot water throughout the year.

COMMON AREAS AND MISCELLANEOUS

- Entrances: Porcelain stoneware flooring, LED lighting in accesses and interior roads.
- Lift: Embarba brand, Ecomagnet model.
- Garage: Motorised door with remote control, forced ventilation, CO2 detection and control systems, fire protection, fireproof lighting, and horizontal signage with epoxy paint.

OPTIONAL

- Lift inside the home: Embarba brand, Ecomagnet model.
 - Hydromassage: Orleans brand or similar for four people with 22 jets.
- Note: The materials specified may change due to market factors but the same or superior quality materials will always be used.

KÖMMERLING®

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SALONI

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NIESSEN

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DAIKIN





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LOCATION:
CALLE LAS PERDICES Nº 15, FUENGIROLA, MÁLAGA

OWNER:
BENALROMA SIGLO XXI S.L.

ARCHITECT:
EDISAN ARQUITECTURA C.S.S.L.

GRUPO LA COSTA
Carril del Siroco 8, Local 1-10, 29630, Benalmádena, Málaga
(+34) 952 446 968
www.grupolacosta.com - hola@grupolacosta.com
