

Residencial **GOLF VIEW**

Building Specifications



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*Building Specifications or similar quality report – If a material becomes unavailable, it will be replaced by another of similar quality.



01 / Foundation and structure

Both the foundation and structure have been designed according to the geotechnical study of the terrain and the Technical Building Code.

The building's foundation is built on isolated footings and earth retaining walls to enclose the basement.

02 / Façade

The façade is made with double shingles (clay bricks), rendered in a single layer.

Thermoclay is used on the walls separating the houses and the common areas to achieve convenient waterproofing and thermal and acoustic insulation.

Glass balustrades and brick walls rendered with a single layer of mortar predominate on the terraced boundaries.



03 / Roof

The roof with Arabic tiles on a tiled board is sloped for correct rainwater evacuation. The flat roofs have the correct slope for rainwater evacuation, like a walkable inverted roof.



04 / Exterior carpentry

All exterior carpentry is made of PVC material with thermal break.

A glass curtain divides the living room and terrace, specifically an OpenMax model by **Deceuninck**. Thanks to the incorporation of Elegant Infinity ThermoFibra profiles, Open MAX allows each leaf to open independently, allowing them, (all leaves), to be oriented inwards or outwards, thus helping to free up space. Its exclusive system allows each leaf to be controlled and slid individually, unlike the traditional folding system. This way it can go unnoticed inside and create wide and clear transitions between rooms or exits to the terrace.

Climalit glass, (6/14/4 planitherm 4s), with double glazing with high acoustic and thermal performance is used, consisting of a first leaf, an intermediate dehydrated air chamber and a second leaf with laminated glass with intermediate acoustic butyral.

External glass equipped with a state-of-the-art solar control layer to minimize the effect of excess solar radiation.

Opening types:

- Folding in the living room.
- Sliding or tilt-and-turn in the bedrooms.
- Tilt-and-turn in the bathrooms.
- Sliding in the kitchen.

deceuninck
Open**MAX**

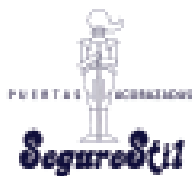
climalit
SAINT-GOBAIN

05 / Interior carpentry

Armored entrance door
Segurestil, (series V exterior grade 3, smooth finish lacquered in white).

Solid white lacquered interior doors, with waterproof frame and trim, and black hardware.

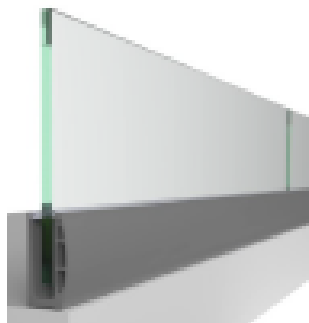
Wardrobes with 2 sliding doors with minimalist black profiles, white lacquered doors and melamine interior. Hanging rails provided, (drawers not included).



06 / Partitions and insulation

Railing.

100cm Glass 6+6
Aluminium profile
Black



Sliding window.

110 cm x 100cm

White



Folding balcony glass door.

260 x 250 cm

White

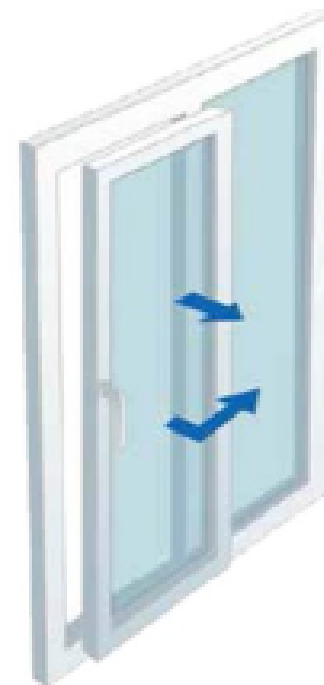


Sliding-parallel window.

260 x 250 cm

150 x 200 cm

White



Tilt and turn window.

60 x 60 cm

White



07 / Flooring and cladding

Exterior flooring. Sand
Terraces

Interior flooring. Sand
Living room
Bedrooms
Bathrooms
Guest WC



Decorative cladding. Bone
Guest WC

Decorative cladding. Beige
Bathroom

Decorative cladding. Beige
En-suite bathroom

General cladding. Bone
Guest WC

General cladding. Beige
Bathroom

General cladding. Beige
En-suite bathroom

08 / Heating, air conditioning and water heating

Air Conditioning Cold/Heat, with top-of-the-range equipment.

Electric heater for hot water.



09 / Bathrooms

Elegant bathrooms with high-quality finishes in the avant-garde shades of jet black and bone that provide each duplex its characteristic modernity, following the tones of the home to the last corner.

Both the en-suite bathrooms, as well as the auxiliary bathroom, and the toilet, boast modern jet black sinks combined with elegant furniture in bone tones, which present elegance and ample storage space.

Both bathrooms enjoy a modern rain shower.

Brand **Roca** ceramics.

Roca



09 / En-suite Bathroom **Roca**



Toilet (bowl, cistern and soft-closed lid).

Roca
36,5 x 60 x 79cm
White

Hanger.

Roca
4 x 3,3 x 3,5 cm
Matte black

Sink faucet.

Roca
h= 29,2cm
Matte black



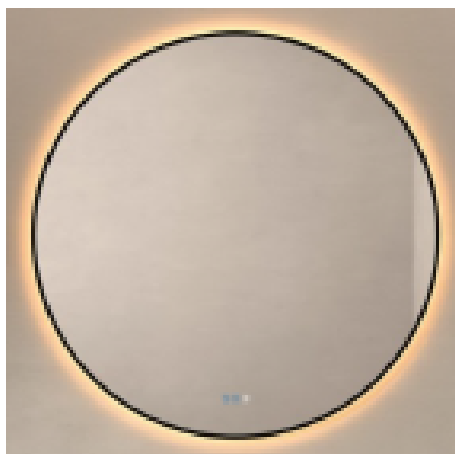
Toilet paper holder.

Roca
16,3x6,2x4,5 cm
Matte black



Ceramic countertop sink.

Codis Bath / 54 x 34 x 12cm / Black



Black frame mirror with perimeter light. Dyled / 100cm / Black



Vanity unit.

Suspended cabinet.
1 central drawer, 60 cm wide. 2 side doors, 30 cm wide. Total height 30 cm.

120 cm

Black countertop and sink.
Bone lacquered cabinet.



Shower tray.

Roca
170 x 80 cm
White

Shower set.

Roca
h= 600-900 cm
Matte black



Shower screen with towel rail.

Roca / 100 cm / Black

09 / Bathroom

Roca



Toilet (bowl, cistern, and soft-close lid).

Roca
36,5 x 60 x 79cm
White

Hanger.

Roca
4 x 3,3 x 3,5 cm
Matte black

Sink faucet.

Roca
h= 29,2cm
Matte black



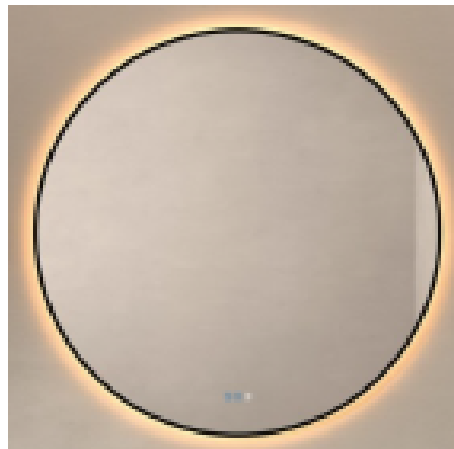
Toilet paper holder.

Roca
16,3x6,2x4,5 cm
Matte black



Ceramic countertop sink.

Codis Bath / 36cm / Black



Black frame mirror with perimeter lighting. Dyled / 80cm / Black

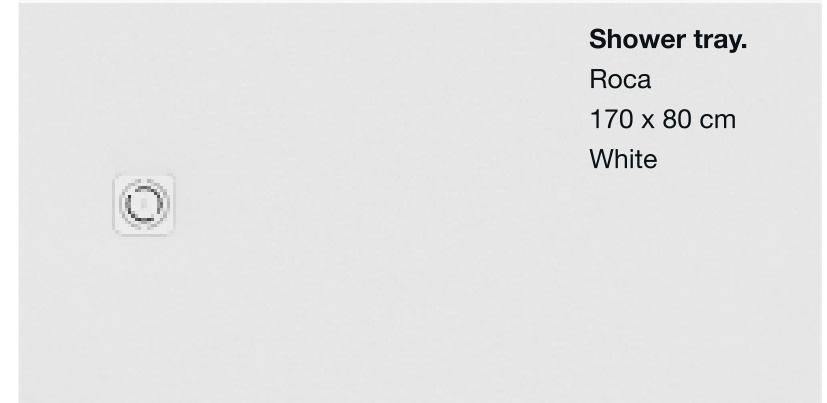


Vanity unit.

Wall-hung cabinet. 2 drawers
80 cm wide. Total height 50 cm.

80 cm.

Black countertop and sink.
Off-white lacquered cabinet.

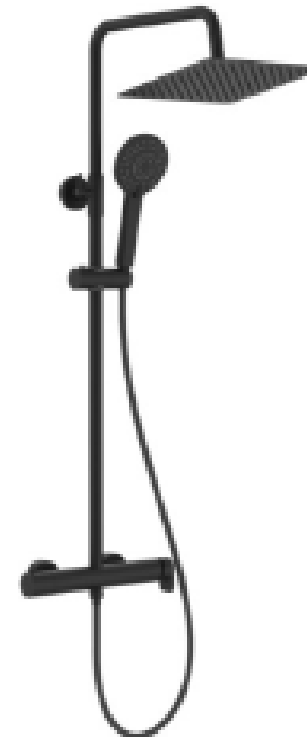


Shower tray.

Roca
170 x 80 cm
White

Shower set.

Roca
h= 600-900 cm
Matte black



Shower screen with towel rack.

Roca / 100 cm / Black

09 / Guest WC

Roca



Toilet (bowl, cistern, and soft-close lid).

Roca
36,5 x 60 x 79cm
White

Hanger.

Roca
4 x 3,3 x 3,5 cm
Matte black

Sink faucet.

Roca
h= 29,2cm
Matte black

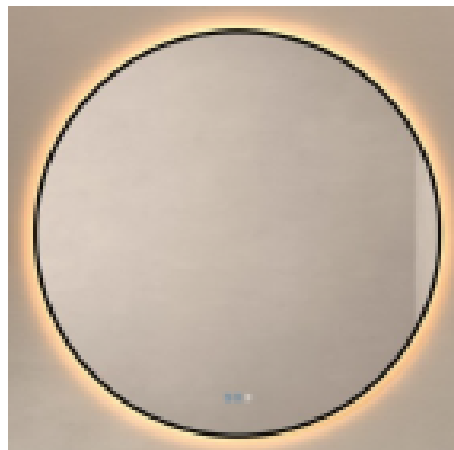
Toilet paper holder.

Roca
16,3x6,2x4,5 cm
Matte black



Countertop ceramic sink.

Codis Bath / 36cm / Black



Black frame mirror with perimeter lighting. Dyled / 60cm / Black

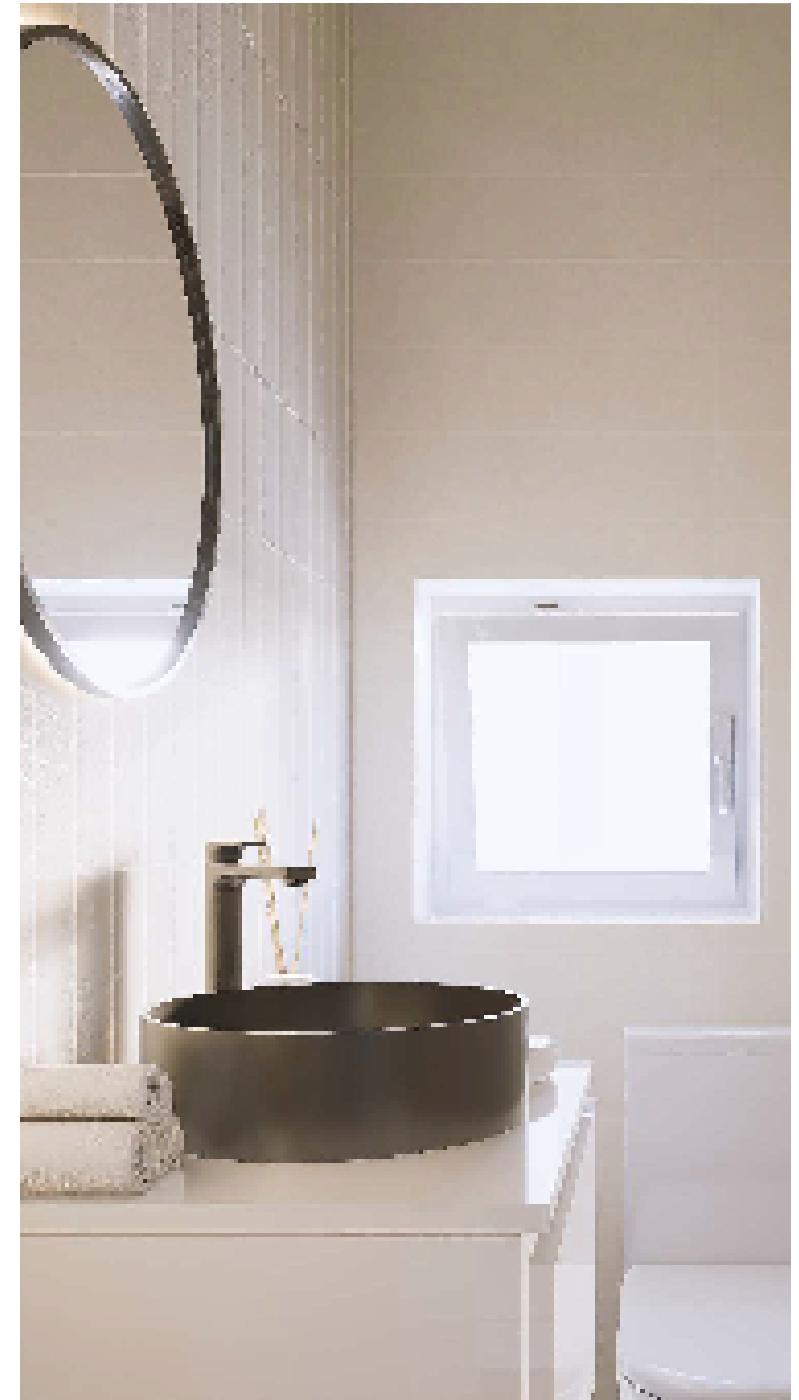


Vanity unit.

Wall-mounted cabinet. 1 drawer Memo60 cm wide. Total height 35 cm.

60 cm.

Black countertop and sink.
Off-white lacquered cabinet.

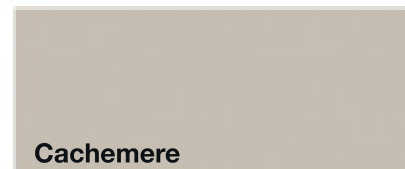
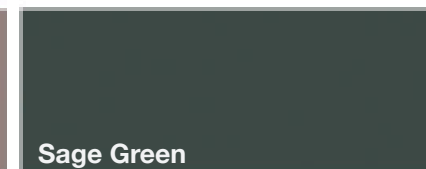
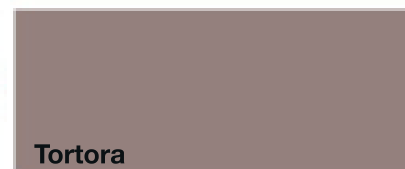
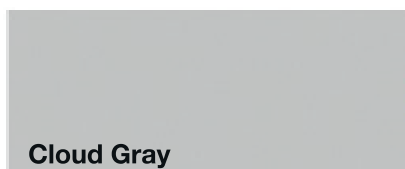
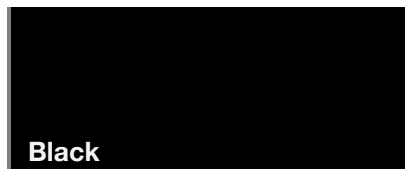


010 / Kitchens

Elegant open-plan kitchen with a bar area built with the highest-quality materials, combining the modernity of jet black and bone tones with a matte finish.

(Available colour palette attached).

Includes all high-end appliances by **Bosch Group** incorporated into the furniture, including a ceramic hob and integrated extractor hood, multifunction oven, microwave, refrigerator, and washing machine.



11 / Swimming Pool and Chill Out Area



* The design of this outer area is provisional and not contractual. Changes may be made based on the final needs of the project.

Residencial GOLF VIEW

★★★★★
LABOUTIQUE
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Atelo


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Contact

www.golfview.invertelo.com
www.atelo.es

Info@atelo.es

Calle Cuarteles, 39, esc. 1, 1ªA
29002 Málaga, España

Tel: +34 952 319 039
+34 622 201 205