

PALMITOS
REAL de La Quinta



BUILDING SPECIFICATIONS

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PROJECT HIGHLIGHTS

- High-quality insulation on exterior and interior walls.
- Energy-efficient windows with double-glazing and UV protection.
- High-quality fitted kitchens.
- Top-quality electrical household appliances.
- LED lighting.
- Installation of dimmable LED strips on living room and bedroom ceilings.
- Electric underfloor heating in bathrooms.
- Climate control by zones.
- Home automation.
- USB charging points in bedrooms and kitchen.
- Wi-Fi charging points in each home.
- Built-in safe in one of the wardrobes.
- Pre-installation for motorised curtain systems in living room and bathrooms.
- Mirror in bathrooms with backlit electric anti-fogging system.
- Greywater reuse system.
- Saline-treated swimming pool.
- Perimeter security pre-installation for video surveillance cameras.
- Automatic control of lighting in communal areas, using motion detection for security reasons.
- areas.



SUSTAINABLE DESIGN/MAXIMUM COMFORT/ENERGY SAVINGS

BREEAM CERTIFICATION

BREEAM Very Good Certification Target.

BREEAM® (Building Research Establishment Environmental Assessment Methodology) is the world's leading and most technically advanced method of assessing and certifying sustainability in building construction with +20 years in the market and +541,000 certified buildings in 77 countries since its foundation in 1990.

BREEAM® promotes a more sustainable construction, which has an impact on the economic, environmental and social benefits for all those involved in the life of a building (developers, owners, tenants and/or users) while at the same time conveying the company's Corporate Social Responsibility to society and the market in an unequivocal and easily perceptible way.



** The information provided herein is for guidance only and is subject to possible changes.*

ADDITIONAL TECHNICAL INFORMATION ON TEN-YEAR INSURANCE

Contracting a ten-year insurance policy with an insurance company of certified solvency, which guarantees ten-year coverage for the compensation of material damage caused to the building due to faults or defects that originate in or affect the foundations, supports, beams, floors, load-bearing walls or other structural elements, and which directly compromise the mechanical resistance and stability of the building.

The construction process will be supervised at all times by the Technical Control Body (TCB) in order to ensure that the construction work is carried out under the strictest quality and safety controls.

STRUCTURE ACCORDING TO CTE STANDARDS

The structure and foundations will be made of reinforced concrete and steel in accordance with the requirements of the Technical Building Code for Structural Safety.

MATERIAL QUALITY CONTROL

Quality control of construction processes and materials by an approved and accredited laboratory.

Concrete: Controls and tests according to UNE EN 12350-1:2009 UNE EN 123502:2009 UNE EN 12390-2:2009 UNE EN 12390-3:2009 + AC:2011



OUR ARCHITECTS

RAFAEL DE LA-HOZ ARQUITECTOS

In order to achieve a solid, sustainable and high-quality building, RAFAEL DE LA-HOZ Architects Studio is committed to innovation, sustainability and excellence. Combined with the exquisite attention to architectural detail, this architect will prioritise the habitability and sustainability of the spaces.

To achieve cosy, comfortable and energy-efficient environments, the homes will be equipped with high-quality flooring, full-equipped kitchens and bathrooms, LED lighting, state-of-the-art temperature control systems, as well as aluminium exterior carpentry with Climalit glazing for greater thermal and acoustic insulation.

PALMITOS also has a technical department that will be happy to advise you on the possibility of upgrading and improving your home by implementing a series of extras to adapt it to your needs.





FOUNDATIONS

Foundation slabs and diaphragm walls on reinforced concrete footings. The execution will depend on the data provided by the geotechnical study.

LOAD-BEARING AND HORIZONTAL STRUCTURE

The project is mainly constructed with a reinforced concrete structure with columns, slabs and waffle slabs and, occasionally, with square section steel columns. In cases where the existence of propped pillars so requires it, cantilever beams will be built, which in no case will be an issue in the architectural conception of the project.

FAÇADES

The project consists of two main types of façade finishes:

1. Wall consisting of a ventilated natural stone façade.
2. Eaves made of precast concrete panels.

This type of enclosure ensures the interior comfort of the home, insulating it from the outside and guaranteeing energy savings.

ROOFING

The terraces will be separated into plots and finished in porcelain, with insulation and waterproofing by means of a modified bitumen sheet, geotextile to separate different materials, formation of cement mortar slopes and vapour barrier where required. The terraces will be covered with an inverted roof.

In the case of outdoor areas and porches over non-habitable spaces, the following will be used: waterproofing using a waterproof sheet adhered with a cement mortar primer to form a slope (from 1% to 5%), trowelled finish protected with a separating layer of geotextile and a protective layer of cement mortar, trowelled, prepared for tiling.

PARTITIONING

All partitions between and inside homes will comply with the CTE.

The partition walls between homes will be made of soundproof perforated brick (1/2 foot), bound on both sides with mortar and self-supporting cladding on both sides consisting of double laminated plasterboard panels, which will be screwed to a galvanised sheet metal structure, anchored to the floor and ceiling on watertight felt joints in the upper and lower areas. Thermal insulation using bare

rock wool board for acoustic and thermal insulation in the profile area.

Multiple laminated plasterboard partition formed by double laminated plasterboard will be used for interior partitioning, which will be screwed to a galvanised sheet metal structure, anchored to the floor and ceiling on watertight felt joints in the lower and upper area.

FALSE CEILINGS

False ceilings with gypsum plasterboard throughout the house, with perimeter plastering (shading profile and curtain wall on the façade). Waterproof plasterboard ceilings will be used for wet rooms, such as bathrooms, toilets and laundry rooms. In the case of covered porches or exterior roofs, prefabricated panels with the same finish as the eaves are foreseen.

CLADDING

External cladding will be natural stone for ventilated façades, prefabricated concrete panels for eaves, and fixed and movable lattices in sleeping and service areas.



**FLOORING AND TILING
COMMUNAL AREAS**

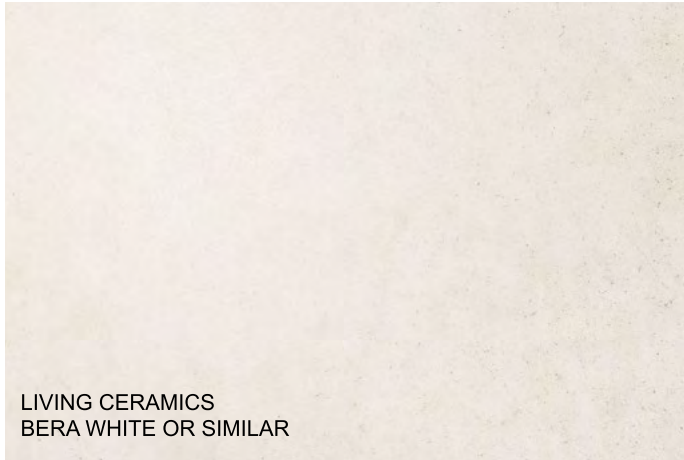
Stone flooring will be used in outdoor areas, walkways, communal areas of the urbanisation, entrances, swimming pool area and changing rooms. 60x120cm non-slip limestone or similar will be used.



A similar stone will be used on footpaths in Portuguese pavement format.



The staircase and hallways of the buildings will have porcelain tiles similar to those used inside the homes.



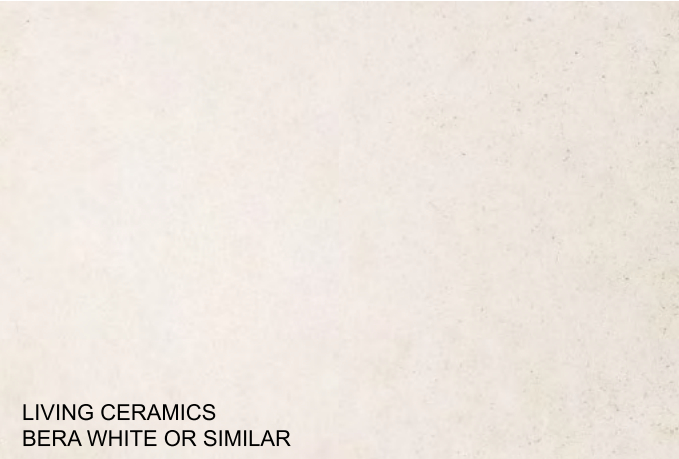
Garages will have continuous paving of grey, polished concrete with quartz. Storerooms and utility rooms will have stoneware tiles.

Hardwood panelling in entrance hallways on each floor, communal corridors and stairwells.



**FLOORING AND TILING
PRIVATE AREAS**

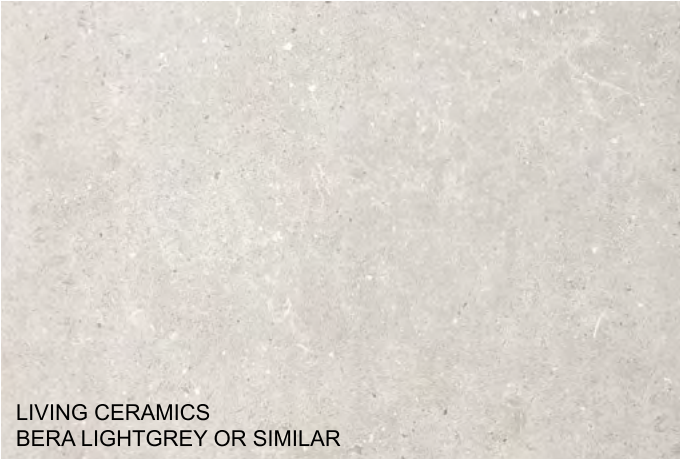
Flooring throughout the home will be 60x120cm porcelain tiles or similar. LIVING CERAMICS Bera White/Light Grey or similar, with skirting board in the same material fitted to the first Pladur plasterboard or similar.



Bathrooms and toilets will be fitted with the same type of flooring in the same measurements, in the case of showers, these will be executed with pieces of the same porcelain finish. Shower tray in the same finish as the flooring.

The non-slip version of this material will be used on covered terraces and porches.

In addition, the floors will be soundproofed with flexible Impactodan polyethylene foil (10mm).



Attractive design.

Comfort: pleasant, elegant and warm material.
Its high abrasion resistance makes it a very durable material, resistant to impacts and hard scratches.
Its porosity is practically nil; therefore its absorption of liquids is also nil.
It is very compact and resistant to sudden changes in temperature and humidity.
High resistance to chemicals. Minimal maintenance and easy cleaning.
It is stain-resistant so it is a great substitute for some natural materials such as marble.
Their colours remain unaltered despite sudden changes in temperature or exposure to the sun.

BATHROOMS
BATHROOM FIXTURES AND FITTINGS

MAIN BATHROOM

Vertical cladding:

All walls will be tiled with the same porcelain tiles as those used for the floors. This ensures continuity of material and homogeneity throughout the room.



Sanitary fittings:

Darling New DURAVIT or similar wall-hung toilets with built-in cistern, Geberit Sigma 30, white or similar, and Sigma, Geberit or similar flush.

All toilet seats will have a soft-close system, ensuring discretion and durability.

The bathtub in the main bathroom with this option will be an INBANI Temple 177x90 freestanding bathtub or similar.

The sink in the main bathroom will have a double basin countertop in Solid Surface or similar on a natural wood or white laquered cabinet.

The mirror will be mounted on the wall, with warm LED lighting or similar. The mirror will cover the width of the countertop. It will be backlit and have an electrical anti-fogging system.



Taps:

For the wall-mounted sink, a chrome mixer tap with no wall-mounted valve, DORNBRACHT Meta or similar, will be fitted. For the shower, fittings will have two thermostatic outlets: one for the hand shower and one for the rainfall shower with a wall-mounted DORNBRACHT Meta fitting



BATHROOMS
BATHROOM FIXTURES AND FITTINGS

SECOND BATHROOM

Vertical cladding:

All walls will be tiled with the same porcelain tiles as those used for the floors. This ensures continuity of material and homogeneity throughout the room.



Sanitary fittings:

Darling New DURAVIT or similar wall-hung toilets with built-in cistern, Geberit Sigma 30, white or similar, and Sigma, Geberit or similar flush.



All toilet seats will have a soft-close system, ensuring discretion and durability.

The sink in the second bathroom will have a double basin countertop in Solid Surface or similar on a natural wood or white laquered cabinet.



The mirror, by Unibaño or similar, will be mounted on the wall and will have warm LED lighting at the top.

The mirror will cover the width of the countertop. It will be backlit and have an electrical anti-fogging system.

Taps:

For the wall-mounted sink, a chrome mixer tap with no wall-mounted valve, DORNBRACHT Meta or similar, will be fitted. For the shower, fittings will have two thermostatic outlets: one for the hand shower and one for the rainfall shower with a wall-mounted DORNBRACHT Meta fitting or similar.



TOILET

Vertical cladding:

All walls will be tiled with the same porcelain tiles as those used for the floors. This ensures continuity of material and homogeneity throughout the room.



The sink in the second bathroom will have a double basin countertop in Solid Surface or similar, 1.5cm thick, on a natural wood or white painted cabinet.

The mirror, by Unibaño or similar, will be mounted on the wall, with warm LED lighting or similar.

The mirror will cover the width of the countertop and have an electrical anti-fogging system.

Taps:

For the wall-mounted sink, a chrome mixer tap with no wall-mounted valve, DORNBRAUCH Meta or similar, will be fitted.

For the shower, fittings will have two thermostatic outlets: one for the hand shower and one for the rainfall shower with a wall-mounted DORNBRAUCH Meta fitting or similar.

Sanitary fittings:

Darling New DURAVIT or similar wall-hung toilets with built-in cistern, Geberit Sigma 30, white or similar, and Sigma, Geberit or similar flush.

All toilet seats will have a soft-close system, ensuring discretion and durability.



PLUMBING

Piping with cross-linked polyethylene PEX inside the building, high-density polyethylene (PE100) in external networks, (fire-fighting pipes will be made of steel).

All piping will be lined with Armaflex casing (hot and cold-water pipes), thus saving energy by keeping the pipes hot or cold.

Recirculation pipe to the entrance of each room to save water and provide instant hot water. General shut-off valves in the laundry room. Shut-off valves in each room. A water point on the terrace (if possible of the same series and brand as the taps). There will be community drinking water cisterns providing 1m3 per home; irrigation cisterns with a reserve capacity of at least two days' irrigation; and firefighting cisterns.

Hot water production equipment based on aerothermal heat pump.

Advantages:

Greater thermal comfort, more economical and more environmentally friendly. Instant uninterrupted hot water.

Garden irrigation network made up of a network of pipes and manholes with provision for drip irrigation, and in this

way achieve maximum water savings.

Swimming pool purification with sand filter, salt chlorinator and PH doser. Irrigation and drinking water groups with constant pressure, and fire-fighting group.

Salt chlorinators offer much cheaper water maintenance because there is no need to invest in chemicals. One of the great advantages is that they are much easier to maintain.

Water obtained by electrolysis is of higher quality, bathing is more pleasant, as it avoids any kind of irritation, and the amount of salt in the water is practically imperceptible.

Salt water is free of chemicals, so the water in the pool is clearer and softer.

Electrolysis systems are safer because the chlorine is not handled as it is generated directly in the water.

Salt chlorinators are environmentally sustainable and use an ecological cycle to treat the pool water. Moreover, there is no need to add chemicals and the water does not have to be changed as often.

Given that salt water is denser, it helps you move better and float more easily.

The chlorinator converts salt into sodium hypochlorite, which is a powerful destroyer of micro-organisms in the water and organic matter.

Salt water prevents the formation of bacteria and algae, acting as a natural antiseptic on the skin.

SANEAMIENTO

There is a greywater reuse system: an independent pipe that collects water from bathtubs, sinks and showers to be used for irrigation), thus contributing to water saving.

Soundproof piping in homes, by Triplus or similar. Rainwater network separate from wastewater network.

Tile-coloured soundproof PVC pipe collectors underground.

Siphon traps in bathrooms and toilets to avoid unpleasant smells. Safety drains and gargoyles on terraces, ensuring that the terrace does not flood.

ELECTRICITY

Jung LS 990 or similar electrical switches.

The bedrooms and kitchen will be equipped with two USB wall chargers of the same series as the electrical switches. The electrical switchboard will be located inside the installation cabinet of each home with a space reserved for the provision of home automation equipment.

Light dimmers with LED strips in all bedrooms and the living room.

There will also be light dimmers in the dining room and in



spots in the corridor next to the lounge.

Pre-installation of motorised blinds for living room and bathroom windows.

Waterproof sockets on covered terraces.

Lighting by means of LED strips, LED spotlights, LED recessed spotlights with dimmers and motion detectors in communal areas according to the ambient lighting design of the area.

Lighting fixtures in corridors by ASTRO Trimless Slimline Round Fixed or similar, kitchen by Arkos deep mini 3 10.5w with 2700 degrees kelvin or similar, and bathrooms by ASTRO Trimless Slimline Round Fixed or similar, with IP54 accessory or similar in bathrooms.



Lights for communal areas and gardens by Escofet or similar, Prisma or Mota models.

Sockets for electric towel rails in bathrooms. Waterproof sockets on covered terraces.

Pre-installation of alarm through concealed conduit for possible installation of control panel in cabinet, detectors and access keypad.



Eco-efficient, immediate switch-on. High luminous efficiency. Durable green technology (30,000 to 50,000 hours of life or more).

Made of recyclable materials. They are contaminant-free.

Colour rendering index higher than 80%. Ecological LED lighting is quieter. It avoids light pollution.

LED bulbs are safe, stable and resistant to vibrations and shocks. Free of polluting gases.

INTERIOR CARPENTRY

Reinforced main entrance door to the flats in MDF with oak wood veneer. 2.40m high. Handle and safety lock. Includes concealed hinges, sufficient to guarantee the correct functioning of the door, including stainless steel handle by Olivari, Alexandra model or similar. 45mm thick interior doors and wardrobe fronts in oak veneered or white lacquered MDF to be chosen by the buyer and 2.15m high doors up to the ceiling in the same material with fixed upper frame.

For doors, a concealed matte stainless steel hinge system will be used. Koblenz Kubica K62OO fittings, or similar, in matte stainless steel. Olivari handles and shield, or similar. TESA lock, or similar.



The cupboards will be lined with plastic and fitted with a luggage compartment shelf, hanging rail and drawer units. Hinged system, Koblenz Kubica K62OO fittings or similar in matte stainless steel and handles fitted at a height of 100cm.

In each room, one wardrobe door will have a mirror on the inside.

A safe will be installed in one of the wardrobes.

EXTERIOR CARPENTRY

All exterior carpentry in aluminium with thermal bridge break by Reynaers, Cortizo or similar, depending on the system and size.

All windows will be fitted with a safety lock and handle. Accessories: approved anti-lever fittings, high quality EPDM glazing seals, stainless steel fittings, sealing elements, etc.



The criteria for the selection of the exterior carpentry have taken into account aesthetic, functional and energy efficiency aspects.

Motorised blinds in bedrooms with side guides and integrated concealed drawers, in the same colour as the window frames. The interior blind is made of blackout fabric to provide complete darkness.

Bathrooms will be pre-installed with plumbing and electrical sockets for blinds.

External aluminium or ceramic grilles, GRADHERMETIC Gradpanel T 40 Series or similar.

The selection of windows and glazing achieves maximum acoustic and thermal insulation of the homes, making them more comfortable.

The inclusion of large windows also allows for maximum use of natural light.

WINDOWS

Climalit double glazing with argon chamber or similar, with different thicknesses depending on the size, according to CTE regulations.

Terrace railings will be made of laminated safety glass for greater strength and impact resistance with a hidden profile.

The use of glass provides visual lightness, brightness and a feeling of spaciousness, while allowing you to enjoy the environment and its magnificent views.

PAINTWORK AND RENDERING

Indoors, smooth plastic paint with matte finish and a coat of water-based primer by Revetón or similar as a surface fixer and two top coats of Nónex Eco- 1000 plastic paint by Revetón or similar.

Storage rooms rendered with white mortar.

Vertical surfaces in garages and storage rooms painted with plastic paint.

AIR CONDITIONING

UNDERFLOOR HEATING - Electric underfloor heating in bathrooms.

AIR CONDITIONING - One air-air heat pump system (cold-hot) per home by Daikin or similar (one for the living room and one for the bedrooms).

In case of 3-bedroom homes, a Daikin or similar single-phase miniVRV system with 2 duct units will be installed, one for the living room and one for the bedrooms.

Separate zone thermostats with automatic grilles controlled by the home automation system..

This will greatly contribute to energy savings and comfort, as the temperature of each room can be adjusted individually (control incorporated into the home automation system).

The motorised grilles control air flow. Rectangular fibreglass ducts lined internally and externally with Climaver plus aluminium foil or similar.

Diffusion will be by means of regulated Madel LMT-Miss supply and return grilles or similar.

TELECOMMUNICATIONS INFRASTRUCTURE

Telecommunications Enclosures (RITI/RITS). Registers in floors and layout in basements. Its electrification level is optimised for energy demand, with the circuits and general protection panels complying with the current Low Voltage Electrotechnical Regulations.

TELEPHONY - Installation of Wi-Fi access point in each home. Telephone points with RJ-45 sockets located in kitchen, living room and bedrooms. Data points with RJ-45 sockets located in the living room and master bedroom. Fibre optic point located in the living room. Distributors and networks according to telecommunication infrastructure regulation.

TELEVISION - 1 Astra satellite antenna.

Terrestrial antenna for TV and FM channels. TV, RF+RI sockets in living room and bedrooms, with frame and cover in the same series as the switches and with electrical mechanisms.

There will be telecommunications access prepared for the incorporation of cable and digital television, as well as fibre optic broadband installations to each home. Television and telephone sockets in the living room, kitchen, bedrooms, terraces and solarium. Sockets without service foreseen in the installations cabinet..

HOME AUTOMATION - Advanced installation with:

Touch screen control with the possibility of remote blind control. Lighting control of all LED strips and dimmable lighting points, as well as an additional ON-OFF controlled circuit in the living room. All switch-ons will be operated by push buttons, grouped push buttons (KNX PRO), KNX PRO Multi-touch touch screen (thermostats) or from the main screen. General switch-off and switch-on sequences, as well as partial output sequences. Air conditioning control for each room. DHW recirculation pump control. Control of general water shut-off valve. Flood detectors in bathrooms, laundry room and kitchen. Smoke detector in kitchen. Motion detectors for lighting in doorways and entrance halls.

VIDEO DOOR ENTRY - Outdoor terminal panel by Fermax or similar and indoor video terminal by the same brand or similar.

Pedestrian entrances with coded opening gates and video intercom access.

Parking with automatic opening and remote control.

LIFTS - ThyssenKrupp Sinergy 100 or similar. Lifts with state-of-the-art technology and safety. Lift with access door for people with reduced mobility. Continuous floor the same as the entrance hall.

KITCHENS

Kitchens tiled with the same material as the rest of the house. 60x120cm porcelain tiles or similar.

Vertical cladding on the front between the wall and base units made of the same material as the worktop.

Kitchen units in two optional finishes, 22mm thick matte white lacquer or oak veneer, with no handles.

Porcelain worktop or similar.

Stainless steel mixer taps with high spout. Undermount metal sink.

Electrical appliances (Siemens or similar) including an induction hob, built-in refrigerator, freezer and dishwasher, extractor hood, oven, microwave, washing machine and tumble dryer.

Pull-out rubbish bin with recycling compartments inside base unit.

URBANISATION AND GARDENING

Urbanisation with perimeter fencing of plots with low concrete wall and permeable metal enclosure with plant wall inside when necessary to bridge unevenness.

Pre-installed perimeter security system for CCTV cameras.

Automatic switch-on of communal areas using motion detection.

Community gardens with a variety of trees and native landscaping with the required irrigation installation, in accordance with BREEAM certification requirements.

Pedestrian paths and roads, finished in Portuguese paving.

Communal infinity pool, with changing rooms and shower and toilet facilities.

FIRE PROTECTION

Provision of equipped fire extinguishing hydrants in car park floors, where necessary.

Wall-mounted units connected to the water supply system, including hose, hose reel and nozzle.

Provision of ABC powder extinguishers in communal areas on all floors and carbon dioxide extinguishers next to electrical switchboards and installation cabinets.

Garages equipped with carbon monoxide detection system in car parks, consisting of detectors and CO detection centre with automatic ventilation if necessary.

Living areas equipped with fire detectors and door closers in the hallway where necessary for evacuation requirements.



OPTIONS TO BE CHOSEN BY THE BUYER FREE OF CHARGE

Possibility of choosing a wood or white lacquered finish for the interior doors.

Choice between two different finishes for the kitchen

Choice of two shades of flooring.

POSIBLES EXTRAS A DISPOSICIÓN DEL COMPRADOR

- Charger for electric vehicles in the parking space.
- Installation of smart toilet/bidet, Duravit Darling New model or similar, in main bathroom (as long as the execution time of the work allows it).
- Kitchen wine cellar cabinet.
- Bioethanol fireplace (2 models to choose from).
- Solarium package:
 - Swimming pool/jacuzzi
 - Shower
 - Barbecue
 - Bioclimatic pergola
- Water underfloor heating throughout the home.
- LED strips with motion detector in wardrobes.
- Electric towel rails.
- Mosquito nets on bedroom windows.
- Household Appliance Upgrade Package (Miele or similar).





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Signature Resort by
LA QUINTA
GRUPO INMOBILIARIO **Marbella | Benahavís**

The furniture shown illustrates a possible distribution and is not included in the property purchase. The information herein is orientative and generic in character and may be subject to change.