
EL MIRADOR DEL RODEO

CONSTRUCTION SPECIFICATIONS

FOUNDATION AND STRUCTURE

Reinforced concrete structure made up of two-way spanning slabs in all the floors.

EXTERNAL WALLS

Exterior walls made up of double thick hollow brick of ½ foot thick, chamber filled with polyurethane foam spread on the spot and partition wall made up of double thick hollow brick.

Partition walls between units made up of ½ foot thick hollow brick masonry.

INTERNAL DISTRIBUTION

Interior partition walls of double hollow ceramic brick.

ROOFS

Simple span roof with Arabic roof tile.

Terraces with damp-proofing of double bitumen fabric and mortar protection coat.
Solariums made up of inclining base with cellular concrete with damp-proofing coat and heat insulation.

EXTERIOR COATINGS

Cement mortar coated finished with top quality acrylic paint.

INTERIOR COATINGS

Vertical Surfaces in fine plaster finish.

Horizontal surfaces in fine plaster finish. Plaster ceilings in hall, bathrooms and kitchen.

Kitchen walls with ceramic tiles 20x20 with decorative risers between furniture and skirting boards tiled till medium height with the same material.

Main bathroom with marble tiles combined with ceramic tiles. In secondary bathroom and toilets ceramic tiles with decorative risers.

Marble countertops, 3 cm, with built-in washbasins and marble front side.
Mirror over countertop in all bathrooms.

FLOOR SURFACES

Throughout the house national marble flooring 30x30 with perimeter risers in lounge, except in the kitchen and drying area with ceramic flooring 30x30 of terracotta type.

Bathroom floors in marble in combination with wall surfaces.

Terracotta flooring on terraces and solarium.

EXTERIOR CARPENTRY

Aluminium carpentry for white lacquered sliding and folding doors with glazing Climalit type.

Aluminium blinds in bedrooms.

Rails of locksmith's craft in terraces and balconies. Pergolas in solarium

INTERIOR CARPENTRY

Armoured door at access to apartment with security lock, contact finger, doorknob and spy-hole, finished in lacquer.

Through doors moulded and lacquered in both sides, with top quality brass door handles and fittings. Glass doors in lounge and kitchens.

Wardrobes front with sliding wooden doors with lacquered finish, and dressing room in the master bedroom. The interior of wardrobes with suitcases shelf and hanging rails.

ELECTRICITY

High level electrical installation according to the Low Voltage regulations and depending on each house requirements.

The switch and plug mechanisms will be of the Niessen brand or similar.

Halogen spots will be fitted to be built into the plaster ceiling in bathrooms, kitchens and corridors.

PLUMBING AND HEATING

Distribution of hot and cold water through protected copper piping.

Individual hot water and heating with gas boiler placed at the drying area.

Stopcocks in each room.

The drainage network will be made of PVC with all drainpipes having acoustic insulation.

Sanitary ware in white Bellavista Stylo.

The steel enamelled baths in white and shower platform in vitrified porcelain.

Single unit taps of the Grohe brand or similar.

The white sinks to be built in under the top.

PAINT

In exterior surfaces and communal areas top quality plain acrylic paint.

Plain plastic paint on vertical and horizontal surfaces throughout the house, washable in bathrooms and kitchen.

KITCHEN

Fully furnished kitchens and equipped with the following electrical appliances: refrigerator, dishwasher, washmashine, vitroc ceramic hob, oven and smoke extractor – all being of the top quality national brand.

TELECOMMUNICATIONS

The complex is equipped with a land signal collective aerial for UHF and FM, and equipment for capturing satellite reception.

Interior wiring for telephone, radio and TV connections in bedrooms and lounge.

The communal infrastructure for telecommunication services will consist of the necessary elements according to 279/1999 order in council.

DOORWAYS AND COMMUNAL AREAS

The complex is provided with 2 swimming pools – one for children and the other for adults with solarium around the pool.

Marble floors in the communal areas of each floor. Terracota flooring with risers in low floor doorways. Lifts in the access to apartments and garages.

Mediterranean gardens with autochthonous vegetation. Internal roadways and external asphalted parkings. In underground garages concrete floors, concrete ramp and automatic door with remote control.

MISCELLANEOUS

Perimeter fencing of the urbanisation with metallic fence.

Automatic concierge and preinstalled alarm and air conditioning in houses.

Installation of air conditioning.

NB:

The said specifications are merely informative and it is subject to modifications that technically or legally are to be fulfilled, or those that the project Management deem necessary without impairing the qualities.

Marbella, January 18, 2002