
NUEVA HILERA

BUILDING SPECIFICATIONS



Nueva Hilera is a residential development strategically situated in the center of Malaga, near the El Corte Inglés and a short walk from the historic town center.

1 and 2 bedroom flats with parking space and storage room housed in a modern building with a contemporary design. There is also a shared central space for enjoying everyday life, with all services within easy reach.

FOUNDATION, STRUCTURE AND ROOFING

- **Nueva Hilera** stands on a reinforced concrete structure. It is compliant with current regulations and construction is supervised by an external technical expert.
- The roofing is flat, waterproofed and thermally insulated according to the requirements of the Technical Construction Code, to ensure they are watertight.

FACADES

- The facades are designed to have a smooth painted finish. They are directly clad with plasterboard and insulation, providing a high level of thermal and acoustic insulation.



EXTERIOR JOINERY

- The exterior joinery is made of PVC, with double glazing and air gap, which adds to the thermal and acoustic comfort of the living space.
- All windows of the bedrooms and living rooms have polyurethane injected aluminium roller shutters.

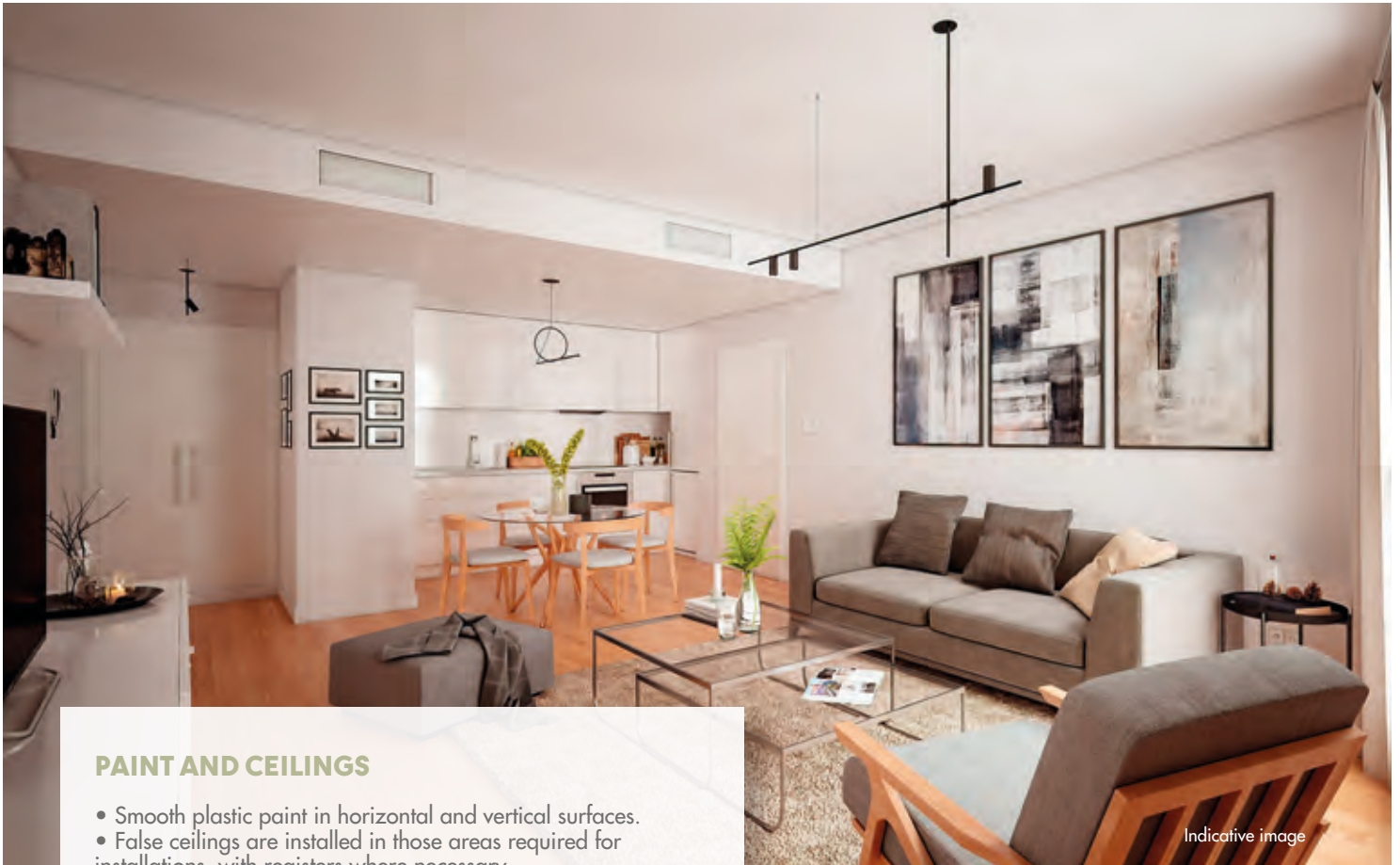
INTERIOR JOINERY

- The entrance door to the apartment is reinforced, smooth and lacquered in white on the inside and finished in wood on the outside.
- The interior doors are smooth and lacquered in white.
- The built-in storage is modular. The doors are lacquered in white and can be sliding or folding depending on the type of home. They are lined with textured boards.
- The wardrobes in bedrooms have railings, shelves and drawers.
- The storage in the hall has a railing for clothing and a shelf for bags.

INTERIOR DIVIDING WALLS

- The interior walls are made of plasterboard and interior insulation.
- Homes are separated by sound-dampening brick walls clad with plasterboard and insulation on both sides. This system provides acoustic insulation in compliance with regulations.

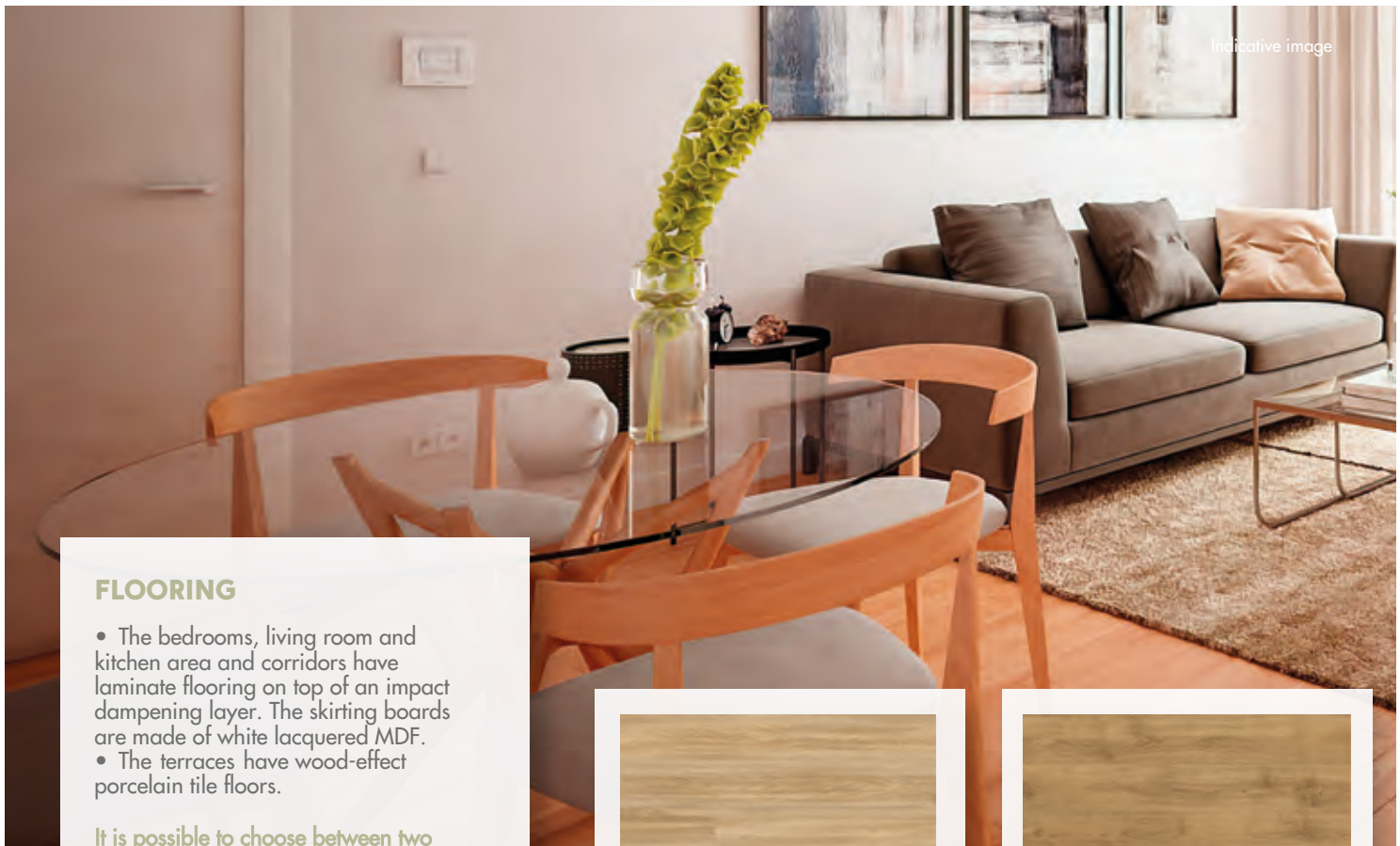




Indicative image

PAINT AND CEILINGS

- Smooth plastic paint in horizontal and vertical surfaces.
- False ceilings are installed in those areas required for installations, with registers where necessary..
- The rest of the ceilings are covered with plaster.

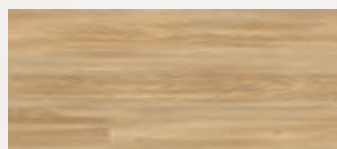


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FLOORING

- The bedrooms, living room and kitchen area and corridors have laminate flooring on top of an impact dampening layer. The skirting boards are made of white lacquered MDF.
- The terraces have wood-effect porcelain tile floors.

It is possible to choose between two different colors for the laminate flooring.



Laminate flooring option 1



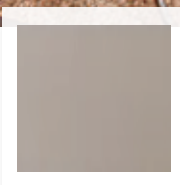
Laminate flooring option 2

KITCHEN

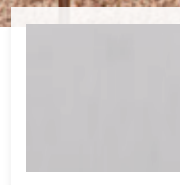
- The kitchens are delivered with kitchen units and cabinets. The counters are made of Compac quartz. Other walls are painted, and the skirting board is made of white lacquered MDF.
- The following appliances are supplied: induction hob, electric oven, extractor hood integrated in the cabinet, integrated dishwasher, combi refrigerator and washing machine (in American kitchen typologies the washing machine is built-in).
- Sinks are lined with ceramic and floors are tiled depending on the type of home.



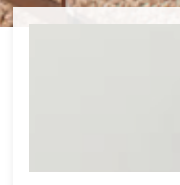
Possibility of customization and combination of colors in furniture. And two counter colors to choose from.



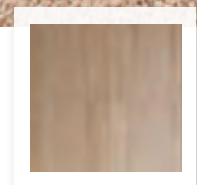
Counter option 1



Counter option 2



White furniture



Wood effect furniture

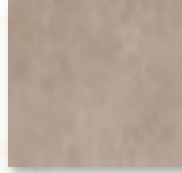
BATHROOMS

- The walls of the bathrooms combine two ceramic tile designs. The floors have matching tiles.
- Bathrooms have white glazed porcelain sanitary appliances, with a resin shower tray.
- Chrome finish single-lever faucets with water saving system.
- Sinks are delivered with white furniture.

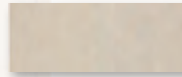
Possibility of choosing and swapping between option 1 and 2 of tiling and flooring.

OPTION 1

Flooring

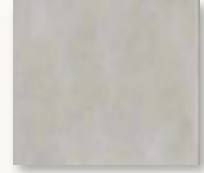


Tiling

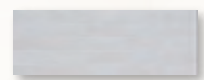
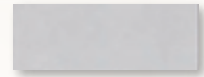


OPTION 2

Flooring



Tiling



Indicative image



DOMESTIC HOT WATER

- Domestic hot water is produced by means of an individual installation of Aerothermal for DHW (with accumulation).

AIR CONDITIONING INSTALLATION

- Homes have individual air conditioning through ducts and grilles leading to the living room and bedrooms.

HOME VENTILATION

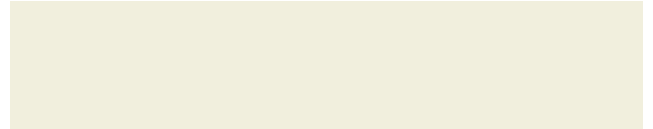
- Ventilation system in accordance to the CTE-H-3 (Technical Construction Code-Health. Ventilation.)

ELECTRICITY AND TELECOMMUNICATIONS

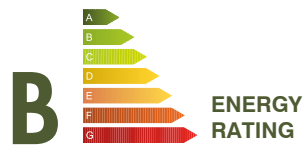
- The electrical installation of all homes complies with the Low Voltage Electro technical Regulations, with electrical mechanisms of current design.
- The living rooms, bedrooms and kitchens of the apartments have Telecommunications installation sockets, according to current regulations in force.

COMMUNAL AREAS, FACILITIES AND MISCELLANEOUS FACILITIES

- In **Nueva Hilera** the portals are decorated according to the design of the building, using a careful combination of materials.
- Automatic color video entry phone with terminal in the entrance hall.
- The building has elevators with cabins adapted for people with reduced mobility, with access to garage.
- The garage has forced ventilation, carbon monoxide detection and control and fire and emergency lighting, according to current regulations. It also has a pre-installation for recharging electric vehicles according to R.E.B.T. regulations.
- Low consumption LED lighting in accesses and communal areas.



We build in compliance with the Technical Construction Code and applicable regulations.



PROMOTER'S SIGNATURE

CUSTOMER'S SIGNATURE

AVANTESPACIA

Note: The information contained in this document may be subject to change for technical, commercial or legal reasons. The images of the spaces provided by our suppliers are included only for illustrative purposes of the materials and finishes referred to, in no case do they represent the final image of the homes in the development.