

ONE80 SUITES



QUALITY SPECIFICATIONS

BUILDING 1



One80 Suites is an exclusive project of apartments in terraced buildings enclosed in a private urbanization with a swimming pool and communal gardens, located southwest of Estepona.

A Residential complex offering 2 to 4 bedroom apartments and penthouses with a garage and storage room, integrated into a contemporary Mediterranean-style construction with exceptional views.

FOUNDATIONS STRUCTURE AND ROOFING

- The foundation and structure are made of reinforced concrete, complying with current regulations which are carried out under the supervision of an external technical control body.
- The roofs are flat, waterproofed and thermally insulated according to the requirements of the Technical Code of the Edification.

FACADES

- The facades of **ONE80 Suites** are projected with a continuous coating in white. They are composed of double brick factory, air chamber and interior insulation, finished in plaster trim. This system guarantees high thermal and acoustic insulation.

EXTERIOR CARPENTRY

- The exterior carpentry is in lacquered aluminium with thermal break. Double glazing, with an air camera, improves the thermal and acoustic comfort of the home.
- Safety glass is installed in the areas indicated in the Project.

INTERIOR CARPENTRY

- The entrance door to the house is armoured, smooth and lacquered. It has anti-lever hinges and a security lock.
- The interior doors of the apartments are smooth, lacquered in white and with handles finished in satin chrome, following a very current line. The doors of the bathrooms and toilets have internal closing.
- The hallway door is glazed with colourless translucent glass, depending on the typology.
- The built-in wardrobes are modular, with plain white lacquered sliding doors; the interiors are lined with textured finish boards.*
**In exceptional cases and if the project requires it, folding doors could be installed.*
- The wardrobes in the bedrooms come with a hanging rail, shelves and a chest of drawers.
- The hall closet is delivered with a hanging rail for long garments and a boot shelf.

INTERIOR DIVISIONS

- The interior layout of the dwellings is carried out using a drywall system with interior insulation.
- The separation between dwellings is resolved with brickwork clad on both sides with drywall and inner insulation.



Non-contractual indicative image

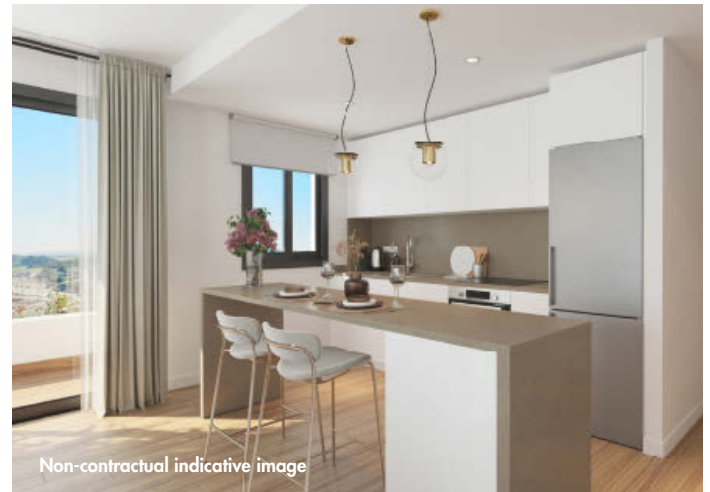
INTERIOR WALLS AND CEILING PAINT

- The painting of the horizontal and vertical walls inside the houses is smooth plastic, in accordance with the other finishes.
- False ceilings are installed in those areas required by installations with registers where necessary.
- The rest of the ceilings are finished with plaster trim, achieving a smooth and flat finish.



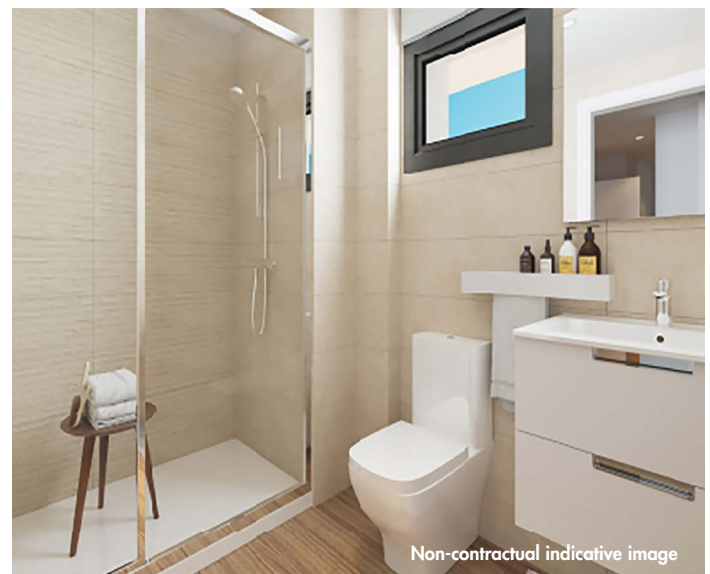
KITCHEN

- The kitchen is delivered with high and low cabinets and with a compact quartz countertop, covering the same material the wall between furniture. The rest of the walls are painted.
- It is equipped with the following **BOSCH** brand appliances in stainless steel: combi refrigerator, washing machine, built-in dishwasher, induction hob, electric oven and extractor hood built into the cabinet.
- The kitchen is complemented by LED downlight lighting.



BATHROOMS

- The walls of the bathrooms of the homes combine two first-class ceramic tiling designs.
- The bathrooms of the homes have white vitrified porcelain sanitary ware from **ROCA** and resin shower plates.
- The showers are equipped with **HANSGROHE** thermostatic taps. The washbasins, chrome single-lever faucets of **HANSGROHE** with water and energy saving system.
- The bathrooms are delivered with a washbasin integrated in the cabinet.
- Electric heated towel rail.
- The equipment is completed with shower screens, built-in mirror with wall light and LED downlight lighting.



FLOOR TILES

- The entire home is paved with wood-effect porcelain stoneware and white lacquered MDF skirting to match the internal carpentry.



Pavimento

- The exterior terraces and solariums are paved with the same model of porcelain stoneware as the one used in the interior of the homes, giving continuity to it.



AIR CONDITIONING AND SANITARY HOT WATER

- For the production of domestic hot water, heating and cooling, AEROTHERMIA multitask system is used that mainly uses the energy of the air to air-condition spaces. This system has such high energy efficiency and high performance that it has been considered by European regulations as renewable energy. An accumulation kit is installed for domestic hot water inside the house.
- Air conditioning is carried out through one or two indoor units depending on the type of dwelling and the duct network located in the false ceiling, with supply and extraction grilles in the living room and bedrooms.

HOME VENTILATION

- Home ventilation system to maintain good indoor air quality, in accordance with all regulations in force.

ELECTRICITY AND TELECOMMUNICATIONS

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



COMMUNAL AREAS, FACILITIES AND MISCELLANEOUS FACILITIES

- Fully enclosed and fenced residential complex.
- Community landscaped urbanization with irrigation system, native species and low consumption LED lighting.
- Outdoor pool in a community development with saline chlorination and interior lighting.
- Gymn equipped.
- Concierge and area for digital parcels.
- Portals decorated according to the design of the building, using a careful combination of materials.
- Automatic colour video entry phone with terminal in the entrance hall.
- The building has elevators with cabins adapted for people with reduced mobility, with restricted access to garage.
- In the garage, forced ventilation, carbon monoxide detection and control, fire protection and emergency lighting, according to current regulations. Polished concrete pavement.
- Pre-installation for recharging electric vehicles according to R.E.B.T. regulations.

NOTE: Possibility of home personalization options

CALIFICACIÓN ENERGÉTICA DEL PROYECTO

ETIQUETA

DATOS DEL EDIFICIO

Normativa vigente:
construcción / rehabilitación

CONSTRUCCIÓN

Tipo de edificio

Edificios de viviendas

Dirección

Av Del Fuego 50

Municipio

Estepona

C.P.

29693

Referencia/s catastral/es

3723326UF0332S00011B

C.Autónoma

Andalucía

ESCALA DE CALIFICACIÓN ENERGÉTICA

	Consumo de energía kWh / m ² ·año	Emisiones kg CO ₂ / m ² ·año
A más eficiente		
B	21.61	3.70
C		
D		
E		
F		
G menos eficiente		

REGISTRO

PRY/000913079/01/2022

19/12/2032

Válido hasta dd/mm/aaaa

ESPAÑA

Directiva 2010 / 31 / UE

We build in compliance with the technical building code and current 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.