

BUILDING SPECIFICATIONS

CALAN^{NOVA}
COLLECTION



Non-contractual reference image



AVANTESPACIA

Your **home** is **more**



Calanova Collection, in Mijas, is deliberately situated between the sea and the mountains, perfectly balancing both.

A private development with a modern design, comprising 154 collective homes with terraces and shared areas, including a swimming pool, spa with sauna and Turkish bath, gym, golf simulator, green spaces, and more.

The 2 and 3-bedroom apartments come with terraces, parking spaces, and storage rooms, while ground floor apartments also have their own garden space. A modern residential development in which to enjoy the light and weather of Costa del Sol.



Non-contractual reference image

EXTERIOR JOINERY

- Exterior joinery guarantees the thermal bridge break, with double glazing and air gap, which adds to the thermal and acoustic comfort of the living space.
- All bedrooms will have blinds, as well as the fixed and sliding windows within the living room. In addition, blinds in the living room and in the master bedroom will be motorised.
- Safety glass panels are installed in the areas indicated in the Project.

INTERIOR JOINERY

- The entry door is reinforced. It has anti-levering hinges, safety lock, peephole, and smooth satin chrome knob.
- Interior doors are smooth, lacquered in white, and have satin chrome straight handles, in a very modern style.
- The bathroom doors have locks on the inside.
- The builtin cupboards in the homes are modular. They have smooth white lacquered hinged or sliding doors and a finger pull handle. The insides are coated with texture board and have a hanging rail and a storage shelf. The bedrooms have a chest of drawers.



Non-contractual reference image

INTERIOR DIVIDING WALLS

- Interior dividing walls are made of plasterboard and interior insulation.
- Homes are separated by double plasterboard and interior insulation system, and thus guaranteeing compliance with CTE DB HR.
- The homes and shared spaces are separated by plastered brick wall painted on the outside and lined with plasterboard and insulation on the inside.

PAINT AND CEILINGS

- The paint covering the horizontal and vertical wall surfaces inside the homes is smooth plastic paint, combining with other finishes.
- The ceilings are lined with laminated plasterboard to ensure a smooth finish and flush with other wall surfaces.
- False ceilings in the bathrooms where the air conditioning unit is located shall be removable to allow access.

FLOORING

- The entire home, including the terrace, is fitted with large ceramic tiles. The skirting in the terrace matches the floor and indoors it is white lacquered DM.

KITCHEN

- The kitchen is delivered with top and bottom cabinets and a compact quartz countertop. The same material is used for the wall between cabinets. The other walls are painted.
- Kitchen with island and low cabinets.
- Equipped with the following Bosch appliances: integrated fridge-freezer, built-in dishwasher, induction hob, extractor hood, electric oven/microwave, and washing machine.
- The kitchen is delivered with built-in LED lighting in the ceiling.



Non-contractual reference image



Non-binding reference image

BATHROOMS

- The wall surfaces in the bathrooms are fully tiled. The floors are also finished with large tiles matching the walls.
- Bathrooms have premium quality white glazed porcelain furnishings, with resin shower trays and screens.
- All bathrooms have compact toilets with soft-close lids and cisterns built into the wall with two flushing levels for added water efficiency.
- Chrome finish single lever faucets with water and energysaving system.
- Thermostatic column in the showers.
- The sinks are built into a floating shelf configuration and backlit mirror, with dimensions that vary by type.
- Electric radiator towel rack installed.
- The bathrooms are built with built-in led light in the ceiling.



Non-contractual reference image

DOMESTIC HOT WATER AND AIR CONDITIONING INSTALLATION

- Each home will have a heat pump to produce clean hot water, heating, and cooling. The system primarily uses energy in the air to air condition spaces and is very energy efficient, which is also beneficial for the environment.
- Homes have air conditioned (cold-heat) living areas and bedrooms through ducts and vents that blow and extract air.

ELECTRICITY AND TELECOMMUNICATIONS

- The electrical installation in all homes is carried out according to the Low Voltage Regulation, with modern electrical mechanisms.
- Living rooms, bedrooms, and kitchens have telecommunication outlets in accordance with current regulations.
- Video intercom with a terminal in the home's hallway.

CALIFICACIÓN ENERGÉTICA DEL PROYECTO ETIQUETA

DATOS DEL EDIFICIO

Normativa vigente: construcción / rehabilitación	Tipo de edificio: Edificios de viviendas
CONSTRUCCIÓN	Dirección: CI Alpedeire 11
Referencia/s catastral/es: 6722102UF446250001PH6722103	Municipio: Mijas
C.P.: C.Autónoma	29649
	Andalucía

ESCALA DE CALIFICACIÓN ENERGÉTICA

	Consumo de energía kWh / m² año	Emissiones kg CO ₂ / m² año
A más eficiente		
B		
C		
D		
E		
F		
G menos eficiente		

REGISTRO

PRY/001040308/01/2023 25/06/2033

Valido hasta dd/mm/aaaa

ESPAÑA

Directiva 2010 / 31 / UE

Energy Efficiency Certificate available at the Sales Office as well as in the "Download" section of the "Downloads" section of the project page at www.avantespacia.com. Any variation that may occur between the Energy Efficiency Certificate of the Project under construction and the Energy Efficiency Certificate of the finished and completed Project will not affect the Letter indicated in the Energy Rating.

VENTILATION OF THE HOME

- Homes have a ventilation system that complies with CTE-HS-3 (Technical Code for Construction and Health: indoor air quality).

ZONAS COMUNES

- Shared swimming pools with salt treatment that uses natural, non-polluting and environmentally friendly substances.
- Garden areas with bushes and/or trees with automatic watering and xeriscaping.
- Concierge with a communication channel to the homes.
- Video surveillance at entrances.
- Motorised gates into the development that can be opened remotely.
- Courtesy parking outside and buggy parking.
- Low-power LED lighting at entrances and in shared areas.
- Gym with changing rooms.
- Golf simulator.
- Wine cellar.
- Spa with sauna and Turkish bath.
- The entrance gates are decorated according to the design of the building, and they employ a careful combination of materials.
- The building has lifts accessible to people with reduced mobility, which also provide access to the garage.
- The garage has active ventilation, carbon monoxide detection and control, as well as fire protection and emergency lighting, in compliance with current regulations. Polished concrete-pavement with space markers.
- The development has the option of installing electric vehicle chargers according to the REBT regulation.



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

DEVELOPER'S SIGNATURE

CUSTOMER'S SIGNATURE

AVANTESPACIA

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NOTE: The information in this document may be subject to change for technical, commercial or legal reasons. The images of the spaces provided by our suppliers are only to illustrate the materials and finishes in question and do not represent the final appearance of the homes in the development.