



**24 DWELLINGS WITH GARAGE, STORAGE ROOMS,  
INDOOR AND OUTDOOR SWIMMING POOLS, SPA AREA AND GYMNASIUM  
PLOT ZRN2-3 OF THE LOS AGUILARES RESIDENTIAL ESTATE  
BENAHAVIS (MALAGA).**

**Developer:** San Leopoldo Desarrollos Inmobiliarios Mediterráneos S.L.

**BREEAM project certification.**  
**Energy efficiency certification class A.**

**1. Common Areas:**

- Exterior

Road surface finished in "Portuguese pavement" style cobblestone.

Sidewalk pavements in large grey Silvestre Duero granite slabs, slightly sandblasted.

Garden pathways surface finished with Paviland Nature-style earthen paving.

Automatically irrigated garden zones, according to landscape design specs.

LED outdoor lighting.

Estate and garage entrance walls finished in taupe-coloured natural stone slabs laid horizontally with dry joint.

Perimeter delimited with enclosing wall and/or metallic fencing.

Hinged gates for vehicles and pedestrians with steel frame, according to design specs. Motorised gate for vehicles with mobile phone-integrable remote control.

Access control booth and garbage room.

- Outdoor Swimming Pool

Large outdoor swimming pool with hidden Munich-type overflow perimeter channel, producing a glass-like sheet of water effect flush with the deck.

Swimming pool deck finished in grey Silvestre Duero granite, slightly sandblasted.

Saline chlorination filtration system.

- Indoor Swimming Pool, SPA and Gymnasium

Indoor swimming pool with jet stream swimming system.

Sauna / Turkish bath area.

SPA shower.

Fully equipped gymnasium area.

Changing rooms and toilets for men, women and disabled people.

- Doorways and staircases

Grey Silvestre Duero granite Flooring, slightly sandblasted.

Walls finished with white aerated lime mortar.

False ceilings with plasterboard panels.



LED lamp spotlights embedded in wall recesses and ceiling, with motion sensors.

- Lifts

FAIN (or similar) lifts compliant with current safety and performance legislation and suitable for use by disabled people, running from the garages to the 2nd floor.  
Flooring in grey Silvestre Duero granite.

- Garages

Continuous, quartz-reinforced concrete floors.  
Air renewal and fire prevention system compliant with applicable regulations.  
Electric vehicle charging station.  
Bicycle parking zone.

## 2. Storage Rooms:

Each dwelling has its own individual storage room, as per project design, with a ventilation system, mains power, stoneware flooring and steel door.

## 3. Dwellings:

- Foundations and Structure

Isolated grid-strengthened concrete footings foundation.  
Structure of reinforced concrete walls and pillars and grid-strengthened slabs.

- Exterior Enclosures

Façade formed with double walls of brick, with air chamber and mineral wool for thermal and acoustic insulation, finished with white aerated lime mortar.  
Decorative panels with wood ribbons according to design.  
Double dividing brick walls between dwellings with mineral wool filled cavity for thermal and acoustic insulation.  
Internal partition brick walls.  
Terrace parapets of brick topped with embedded frameless plate glass balustrades, as per design specs.

- Interior Facings

Plastered Interior walls where applicable.  
Flat water based plastic paint in white or soft colours on walls and ceilings in all rooms.  
False ceilings with plasterboard throughout the dwellings, damp-proof in porches and wet rooms, and with different heights according to design specs.



- Exterior Joinery

Doors and windows with top quality minimalist style grey lacquered aluminium frames embedded in the floor, with thermal break. Tilt-and-turn windows. Retractable sliding doors to balconies and terraces, according to design specs.

Climalit type double-glazing with argon gas chamber and sun filter.

Plate glass glazing on balcony parapets.

- Interior Joinery

High security front door to dwelling finished in varnishable, noble wood veneered fibreboard, with satin steel type fittings and safety lock.

Floor-to-ceiling interior doors of plain, white lacquered medium density fibreboard (MDF) with satin steel type fittings and hidden hinges.

Fitted wardrobes melamine finished on the inside, with drawer units, shelves, hanging rail and shoe rack, according to design specs, and a hinged door with a finish similar to that of the interior doors.

- Flooring and Tiling

Interior floors throughout the dwelling of top quality, large format, light coloured porcelain material.

Floors of private terraces, balconies and solariums of large format grey Silvestre Duero granite, mounted on plots as a floating platform.

Toilet and bathroom floors of top quality, large format porcelain material, with shower areas partly tiled with similar but differently coloured material.

- Plumbing

Interior main water supply installation with backflow, including individual shut-off valves for each wet room and individualised for each device.

Interior drainage system in PVC with soundproof general drain pipes.

Individual DHW accumulator tanks heated by air source heat pump (ASHP).

Shower in penthouse solarium.

- Bathrooms

Washbasin integrated into white solid surface cabinet top, above cabinet as per design specs, with mirror up to the ceiling in the master bathroom.

Anti-slip, porcelain material, shower plates made in situ with the same tiling material and linear drainage.

Duravit (or similar) bathtubs in master bathrooms.

Mixer taps with push-type shutoff valves (Grohe or similar).

White Duravit (or similar) bathroom WC with built-in wall cistern.

Glass shower screens with fittings according to design specs.

Power outlet for electric towel rail in bathrooms.



- Electricity and Telecommunications

General installation in compliance with Spanish low voltage electro technical regulations.

White Gira E22 series (or similar) switches, including integrated USB takes and Bluetooth sound system connection.

Ground based parabolic antenna installation, with connection points in lounge-dining room and bedrooms.

Data network-compatible external telephone conduits with connection points in lounge-dining room, bedrooms and kitchen.

Gira G1 (or similar) video-intercom installation with terminal in entrance hall.

LED lamp spotlights embedded in the ceiling, according to design specs.

- Air Conditioning

Air source hot/cold air conditioning with supply and return ducts in lounge-dining room and bedrooms, serving each room separately.

Air source hydronic underfloor heating system throughout the dwelling.

Double flow controlled mechanical ventilation (CMV) system with heat exchanger and humidity control.

Home automated control of air conditioning and underfloor heating.

- Kitchens

Fully furnished designer kitchen with compact quartz countertop and backsplash, stainless steel sink and single-handle faucet, fitted with Siemens (or similar) appliances, including oven, glass ceramic hob, ceiling-integrated extractor hood, microwave oven, fridge and dishwasher.

Furnished laundry area fitted with stainless steel sink and single-handle faucet, and washing machine/tumble dryer.

- Building Quality

Building, waterproofing of basements, roofs and installations monitored by external quality control company.

10-year building insurance with a company of proven solvency.

**BREEAM project certification.**

**Energy efficiency certification class A.**

Marbella, November 30<sup>th</sup>, 2017

