



BUILDING SPECIFICATIONS

1. MASONRY & STRUCTURE

Footing, pillars, beams and containing walls in REINFORCED CONCRETE. Preformed reinforced concrete SLABS. Base of SOLID SLAB in reinforced concrete.

2. SANITATION

By boxes or collectors, PVC or brick, with SEPARATION SYSTEM for sewage and rainwater.

3. FACADES (Energy efficient seal)

BRICK, air gap with DOUBLE THERMAL ISOLATION of ISOVER rock wool, double BRICK construction with air space, with gypsum and plaster finish. Smooth plastic paint. Exterior finish of single mortar layer with decorative details.

4. INTERIOR WALLS

Ceramic BRICK, with gypsum and plaster finish, and smooth plastic paint. Separation of kitchen and entry hall zone with translucent SAFETY GLASS. Separation between bathroom and main bedroom with SAFETY GLASS.

5. ROOF

Pitched roof with SOLID SLAP of reinforced concrete, waterproofing membrane, INSULATION with high density extruded polystyrene rigid panel and mixed CURVED CERAMIC TILES.

6. EXTERIOR FRAMEWORK

Aluminium exterior windows and doors with THERMAL BREAK, varnished. DOUBLE GLAZING with AIR SPACE, MOTORIZED aluminium blind. SECURITY DOOR for access to housing. Garage door of varnished panels and with AUTOMATIC OPENING SYSTEM with remote control. Railings on terraces with LAMINATED SAFETY GLASS.

7. INTERIOR FRAMEWORK

SOLID doors and wardrobe doors, painted white, with handles and hinges in matt stainless steel. Wardrobes lined and fitted out internally.

8. KITCHEN

Kitchen fitted with FURNISHINGS and WHITE GOODS, SAMSUNG or similar.

9. FLOORING & TILES

Flooring of NATURAL STONE in living rooms, bedrooms, hallways, kitchen, cloakroom and bathrooms. Anti-slip FLAGSTONE flooring, including in porches and terraces. POLISHED CONCRETE floor in parking space. OAK FLOOR on duplex stairs.

10. FALSE CEILINGS

False ceiling of plasterboard or card/plaster boards finished with matt smooth plastic paint.

11. PAINTING

SMOOTH PLASTIC paint on interior surfaces in properties. Plastic paint to mark out parking spaces in basement.



1. SANITARY WARE INSTALLATION

Sanitary ware, ROCA or similar. Integrated shower cubicle with hydro-message function and THERMOSTATIC TAPS. En-suite master bath, ROCA or similar. SINGLE-LEVER tap, GROHE or similar on WC and bidet. Ground floor apartments include solarium with three-seat bench. (Available upgrades shown in Comfort Options).

2. HEATING AND AIR-CONDITIONING INSTALLATION

Air conditioning and heating by DAIKIN heat pump or similar.

3. ELECTRICAL INSTALLATION

Lighting using HALOGEN BULBS recessed in ceiling (Available upgrades shown in Technological Options). JUNG mechanisms or similar. TELEVISION point in bedrooms, living rooms and kitchen. TELEPHONE and INTERNET point in bedrooms, living rooms and kitchen.

4. SECURITY & CONTROL

Gate in exterior fence with DISPLAY SCREEN and INTERCOM inside each property. INTEGRATED CONTROL system in properties. This system avoids the use of air conditioning and heating thermostats, solar power centre, switches and breakers, and push buttons in headboards, dressing areas, etc., and allows integrated and efficient management of lighting, blinds, air conditioning, heating and irrigation.

(Available upgrades shown in Technological Options).

5. SWIMMING POOLS

CHILDREN'S POOL and ADULTS' POOL separated and closed off with safety fence. BEACH CLUB with cloakrooms and SAUNA. Area for playing CROQUET.

6. SURROUNDINGS

Hydraulic elevators with automatic doors. Access doors for motor vehicles and remote activation. MEDITERRANEAN lawn and landscaping. Paved exterior walkways and steps. AUTOMATIC irrigation by spray and sprinklers.

Comfort OPTIONS

- Separation of living/dining room and kitchen with additional glazed panels and SLIDING DOOR.
- Bath with HYDRO-MASSAGE in main en-suite bathroom.
- Garden equipment in grounds with four-seat bench with wooden deck.
- LUXURY SPA: PLUNGE POOL with counter-current swimming equipment on wooden deck.

Technological OPTIONS

- LED lighting in all lights throughout the property.
- REMOTE CONTROL system in property installations via Smartphone, Tablet or PC.
- Fire system and automatic/manual lighting on/off system via PRESENCE SENSORS.
- Security system with detectors, cameras, remote control, etc. from SECURITAS DIRECT.

NOTE: ALL ATTACHED DOCUMENTATION MAY BE MODIFIED FOR TECHNICAL OR COMMERCIAL REASONS.



**PROYECTO EJECUCIÓN DE
62 VIVIENDAS, APARCAMIENTOS Y JARDINES**

DISEÑO: SECTOR SUP-52 "Pina de la Reina" (Paseo El Estepina (Málaga))

**PLANO DE ESPACIOS LIBRES Y JARDINES
URBANIZACIÓN**

PLANO	1/200
ESCALA	MAYO 2015
REVISIÓN	
REFRENTADA	02/05/2015
DETALLE	EJECUCIÓN
DETALLA	DETALLA
DETALLA	DETALLA

A1.3

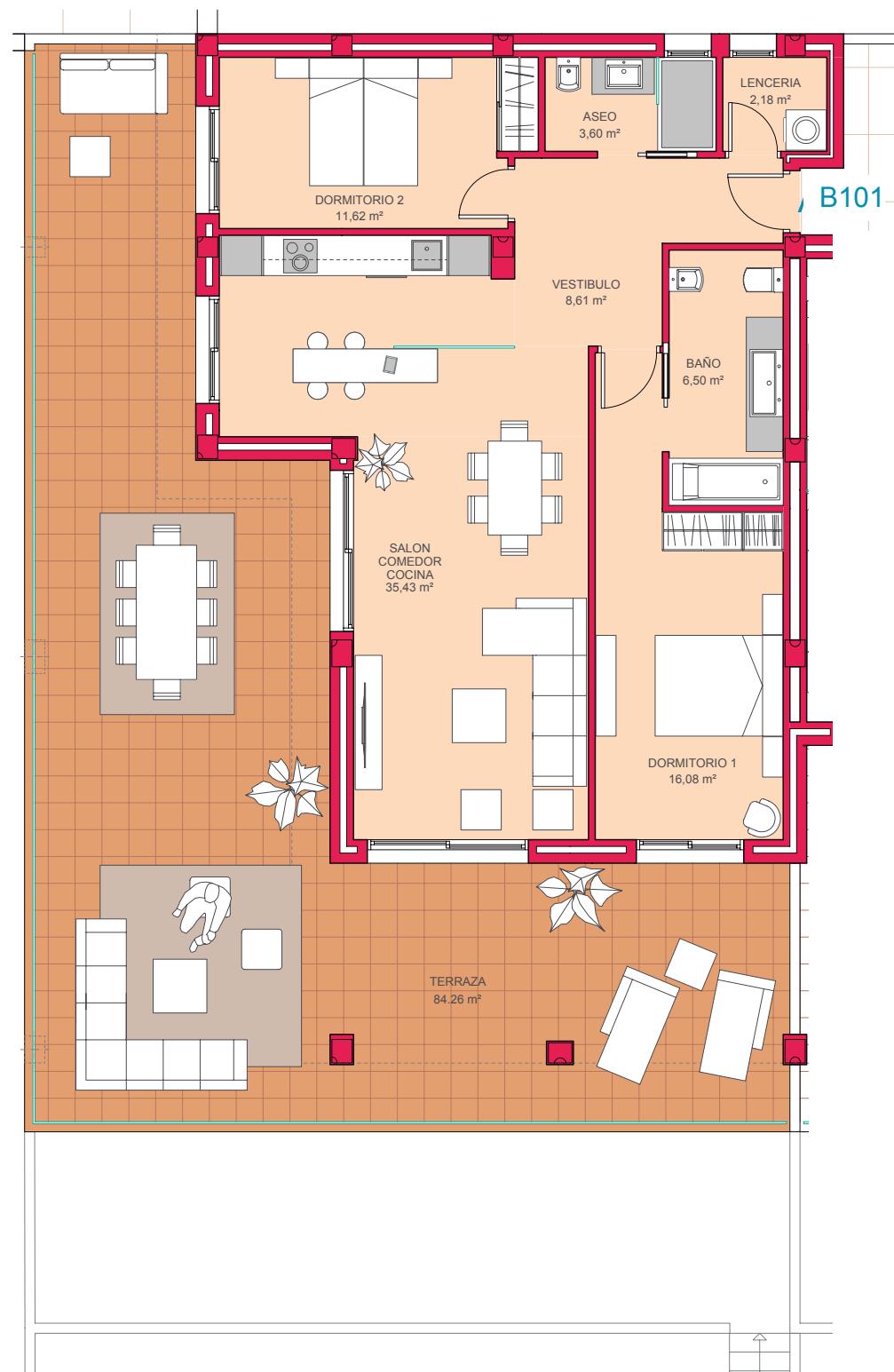
EL AUTOR DEL DISEÑO:
MARIANO GARCÍA
LEON LÓRICA SÁNCHEZ
ROQUE DE TOROS HERGARA

ESTERNA INVESTIMENTO, S.L.

ARQUITECTO RESPONSABLE:
GRADO DE INTERVENCIÓN: 100%
JOSE EDUARDO LAFONT ALBILLOS (Nº COMI: 10746)

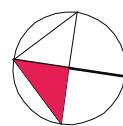
TITANIA, 63 C 28045 MADRID TEL: 91-5761011 - FAX: 91-7918570 lafont@grupolafont.com

Lafont



NOTA: EL MOBILIARIO QUE FIGURA EN ESTE PLANO, ES MERAMENTE ORIENTATIVO, Y NO ESTÁ INCLUIDO EN EL PRECIO DE LA VIVIENDA
 NOTE: FURNITURE INCLUDED IN THIS PLAN IS ILLUSTRATIVE, AND IT IS NOT INCLUDED IN FLAT PRICE

0 1 2 3 4 5



SUPERFICIE CON COMUNES / BUILT AND COMUN SURFACE	122,25 m ²
SUPERFICIE CONST. PRIVADA / PRIVATE BUILT SURFACE	99,89 m ²
SUPERFICIE DE TERRAZA / TERRACE SURFACE	84,26 m ²

APARTAMENTO EN PLANTA PRIMERA / FIRST FLOOR APARTMENT

B.101

PROMUEVE / PROMOTE: ESVERNIA INVESTMENTS, S.L.

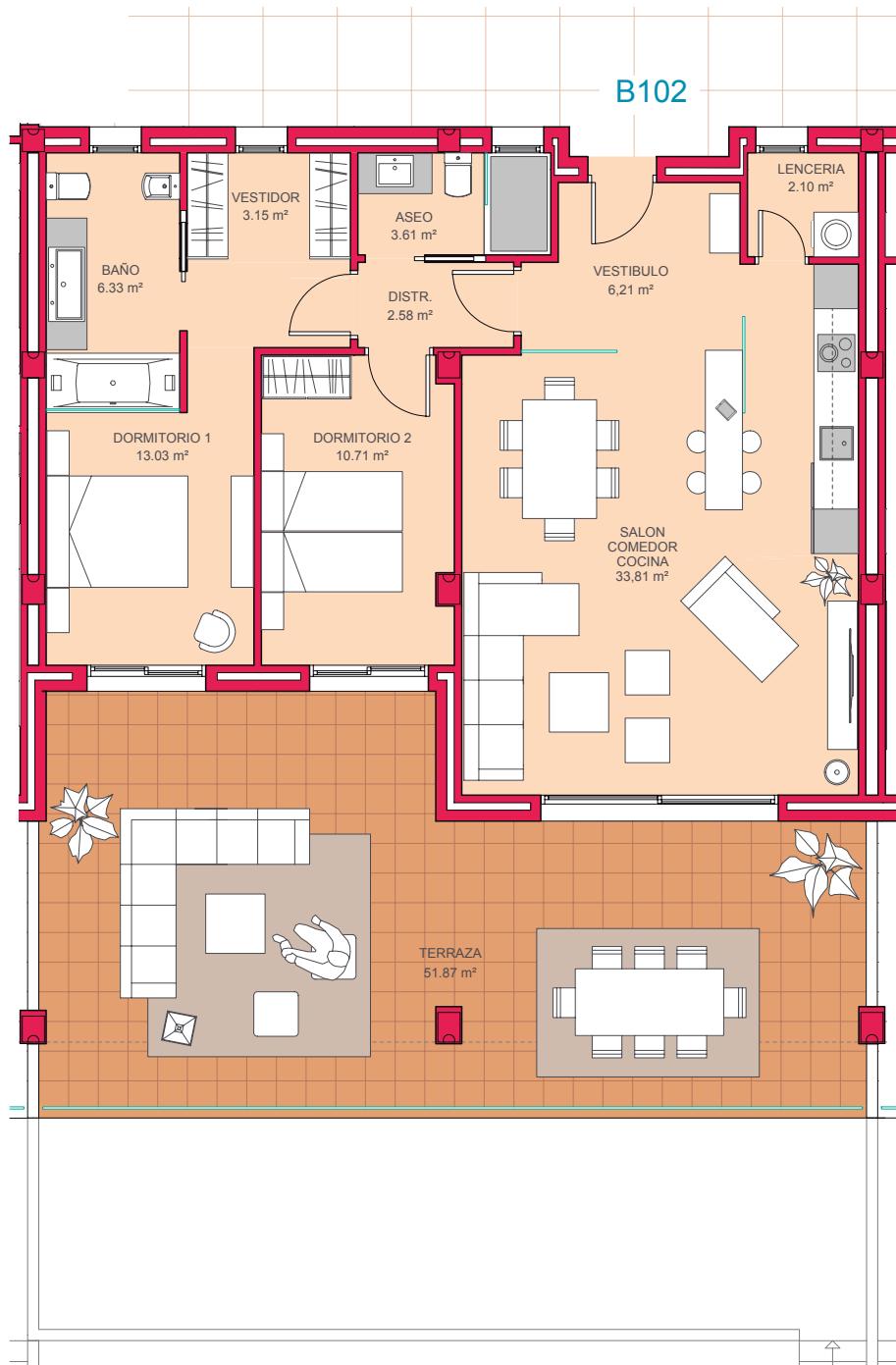
PROYECTA / DESIGN: Lafont, Arquitectura y Diseño de Sistemas, S.L.

NOTA: PLANO ORIENTATIVO (PUEDE SUFRIR CAMBIOS DURANTE LAS OBRAS)

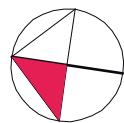
NOTE: PROVISIONAL PLAN VIEW (CAN SUFFER CHANGES DURING WORKS)

ABRIL 2015 / APRIL 2015

ESCALA / SCALE: 1/100



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 NOTE: FURNITURE INCLUDED IN THIS PLAN IS ILLUSTRATIVE, AND IT IS NOT INCLUDED IN FLAT PRICE



SUPERFICIE CON COMUNES / BUILT AND COMUN SURFACE	116,57 m ²
SUPERFICIE CONST. PRIVADA / PRIVATE BUILT SURFACE	95,25 m ²
SUPERFICIE DE TERRAZA / TERRACE SURFACE	51,87 m ²

APARTAMENTO EN PLANTA PRIMERA / FIRST FLOOR APARTMENT

B.102

PROMUEVE / PROMOTE: ESVERNIA INVESTMENTS, S.L.
 PROYECTA / DESIGN: Lafont, Arquitectura y Diseño de Sistemas, S.L.

ABRIL 2015 / APRIL 2015
 ESCALA / SCALE: 1/100

NOTA: PLANO ORIENTATIVO (PUEDE SUFRIR CAMBIOS DURANTE LAS OBRAS)

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