

● CALA SERENA
SUN
Mijas Costa

Summary of specifications

Homes that
innovate your live



STRUCTURE

The structure of the homes is reinforced concrete with waffle slab floor structure. An independent technical control body guarantees the perfect execution of the structure, which is also covered by a ten-year insurance policy.



FAÇADE

The façade of the building has its own image and identity, which is resolved by means of mortar cladding finished in colour, combined with elements of technological wood cladding or similar, according to project specification.



EXTERIOR CARPENTRY

The interior carpentry is aluminium, grey on the outside and white on the inside. The double glazing with an air chamber significantly reduces the hot-cold energy transfer and exterior noise, ensuring optimum interior comfort.

All bedroom windows have blinds in the same colour as the exterior carpentry and built-in thermal and acoustic insulation.



PARTITION WALLS AND INSULATION

Homes are separated by means of traditional perforated solid brick partitions with laminated gypsum board on each side and with mineral wool insulation on each of the sides.

The interior partitions between the different rooms of the house have a laminated plasterboard on each side with insulation. In wet areas the plasterboard is dam p-proof.



FLOORING

The flooring in the entrance hall, living room, bedrooms, kitchen and hallway areas is of top quality porcelain stoneware tiles, with white wooden skirting board to match the interior woodwork.

In the bathrooms, toilets, kitchen, laundry room and terraces, top quality ceramic tiling has been chosen.



VERTICAL AND HORIZONTAL WALLS

The walls of the hall, living room, bedrooms and hallway are finished in smooth, light-coloured plastic paint, combined with wallpaper surfaces on some walls in the living room.

The bathroom cladding is an elegant combination of stoneware in the shower area and around the washbasin, and paint in the rest according to the project specification.

The kitchens, between the lower and upper cabinet fronts, will be finished in compact quartz or similar, identical to that of the worktop. The rest of the vertical surfaces, where there is no furniture, are painted with plastic paint.

We have a plasterboard suspended ceilings in hallways, bathrooms and kitchens, except in the rooms where the indoor air conditioning and ventilation machinery will be located, the ceiling will be accessible or have access points.



INTERIOR CARPENTRY

The entrance door to the house is armoured, finished in white, both inside and out, with a smooth satin chrome knob, equipped with a security lock.

The interior doors are finished in white, with smooth satin chrome handles.

Closets are modular in white, with hinged doors and have smooth satin chrome handles, they are lined inside with veneered plywood and a faux fabric finish, equipped with a luggage shelf, hanging bar and drawer units.

The mouldings framing these elements will have larger dimensions to elegantly resolve the intersections.



KITCHEN FURNITURE AND HOME APPLIANCES

The kitchen comes fitted with spacious low and high cabinets with a compact quartz material countertop. The single-basin sink has a mixer tap.

Household appliances are supplied by the brand BOSCH or similar and include;

- Pull-out stainless steel hood, depending on type.
- Ceramic hob
- Multi-function stainless steel oven.
- Stainless steel refrigerator
- Built-in dishwasher.
- Washing machine
- Microwave

The equipment is completed by general lighting in the false ceiling and spot lighting, with linear LED elements, over the work area.



SANITARY WARE AND TAPS

The main bathroom comes with a white washbasin cabinet. The vitrified porcelain sanitary ware and toilet are white and so is the shower tray.

The secondary bathroom is also delivered with a high-end sink integrated into a cabinet, the toilet is made of vitrified porcelain and the shower tray is made of resin, all in white colour.

All the taps are Hans Grohe brand and have a chrome-plated finish with single-lever operation, except for the shower fittings, which are thermostatic.

We complete the bathroom equipment with screens, backlit mirrors in bathrooms and toilets.



HEATING- HVAC AND HOT WATER

All homes have an aérothermal system to produce DHW. HVAC is by heat pump and duct installation.

The system is completed by underfloor heating in the bathrooms on the first floor.

The homes have an individual forced ventilation system, thus complying with current indoor comfort and health regulations. This ensures proper ventilation of the rooms and minimises energy consumption.



CALIFICACIÓN ENERGÉTICA B

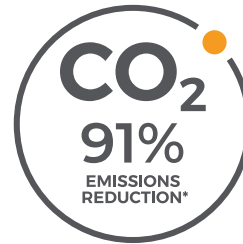
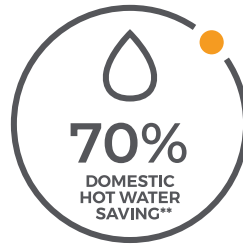
The homes have a B energy rating, leading to a reduction in CO₂ emissions and a significant reduction in the building's energy demand (heating, cooling and hot water).

This rating is achieved by adopting the following measures:

- Higher thermal insulation is achieved by improving the thermal envelope, optimizing the facade, roof insulation, and separation with common areas, as well as the use of thermal break windows.
- DHW production facilities take advantage of renewable energies complying with the coverage percentage required by law. This means a reduction in energy consumption and a reduction in CO₂ emissions.
- Home ventilation:
 - Forced ventilation in homes.
 - Continuous ventilation of the home through extraction from bathrooms and the kitchen and conducted to bedrooms and living room.

- Carpentry with micro-ventilation position.
- This reduces energy consumption in the home with respect to the minimum required by law..

This rating leads to estimated energy savings of 80% and, therefore, significant economic savings, taking a home with an F energy rating as a reference.



*Estimated energy saving calculation of a typical 95m² dwelling with a C rating compared to an F rating reference home, in accordance with the "Energy Efficiency Rating of Buildings" published by the Institute for Diversification and Saving of Energy (IDAE) in July 2015, and other regulations that complement and/or could replace it.

** Guaranteed minimum saving in domestic hot water consumption (DHW) in the building as a whole, taking into account its location and the minimum occupancy values according to the current applicable standard.



ELECTRICITY AND TELECOMMUNICATIONS

The rooms come with top-quality, white, flat-design mechanisms, sufficient to guarantee optimal use of each of the surfaces that make up the home. On the ground floor terraces, a watertight electrical socket, a TV socket and a light point are provided.

All rooms in the home, except for the bathrooms, have a television and FM and telephone connection, except in the bathrooms and toilets. Likewise an electronic intercom opens the access doors.

The homes come with a satellite dish pre-installation for reception of digital channels and cable TV installation.

The terrace as well as the bathrooms, the toilet and the kitchen are delivered with the lighting fixtures according to the project.



PLUMBING

Each home has mains water shut-off valves inside.

In the ground floor gardens and in the solarium according to type, there is a tap water connection.



COMMON AREAS

The development has an elegant entrance, with garden elements, with concierge for access control.

All outdoor spaces have been designed incorporating landscaping and solar control pergolas for the outdoor parking spaces.

The project has a large and sunny swimming pool for adults with saline chlorination, equipped gymnasium, SPA and toilets.

A semi-covered outdoor area, with outdoor furniture, completes the facilities.

The entire complex is equipped with wifi and will have a cardio-protected space, consisting of the installation of an external defibrillator from Cardio Guard Systems to be used in the event of a cardiac emergency.



LIFTS

Communal areas have lifts with automatic doors and are suitable for use by people with reduced mobility.



GARAGES AND STORAGE ROOMS

Some homes, depending on the type, have a floor below ground level for use as a garage and storage room.

Vehicle entry is by remote opening of the motorized garage door .

Storage rooms will be painted in white with stoneware tile flooring.

Garages come with pre-installation for electric vehicle recharging in accordance with regulation (ITC) BT 52.