

Coto de la Zenaida

Rincón de la Victoria - Málaga

QUALITY SPECIFICATIONS

The qualities included in this quality report, as well as the brands, models and color tones of the materials, may be changed by the Promoter and Project Management maintaining or increasing the quality of the materials.

Project description

The “**Coto de la Zenaida**” residential project will be located in Rincón de la Victoria, in one of the most attractive sites in the province of Málaga. A new promotion of 21 homes of 2 and 3 bedrooms standing on a plot of 5,640 m², with south facing views.

The complex blends perfectly into its surroundings and was designed to allow residents maximum enjoyment of its natural surroundings and mild climate all the year round. The homes are designed in the Mediterranean style, with large panoramic windows that let in the light.

The building will have a basement where the parking spaces (two per property) and storage rooms are located (one per property). The dwellings are presented on three floors, ground floor apartments with private garden area and second floor apartments with roof terrace solarium. It will be built with the finest materials and finishes, with extensive areas for relaxation and enjoyment, including community pool. The whole complex has a harmonious design and integrated landscaping containing different types of plants, flowers and trees, and pedestrian areas that provide access to the portals and pool area.

Coto de la Zenaida is a philosophy of life, based on enjoyment, for a select group of persons who are looking for the peace and quality of life that large cities are unable to offer. All this, without forgetting that the complex is within easy reach of: Málaga city centre (15 km), Añoreta Golf Course (3 km), the beach (4 km), Málaga international airport (30 km) and 5-10 minutes from numerous shopping centres, medical centres, hospitals, etc. in the beautiful tourist city Rincón de la Victoria.

Coto de la Zenaida is a luxury that is available to only a privileged few. Only those who share this philosophy of life with us will be fortunate enough to be able to choose one of our select homes.



GORKABA 97
promociones inmobiliarias

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Communal areas and gardening

We anticipate a **select botanical garden** spread out throughout the complex, in the different communal areas, planters, etc., achieving a careful landscaped environment.

Coto de la Zenaida will be fully fenced, with entry gate to the Complex and opening by **Electronic Video control** connected to the homes.

The interior road for cars and passage to the entrance ramp to garages will be paved with cobblestones of the brand **BREINCO**, "tegula" model of the best quality.

At the blocks entrances and interior staircases there will be **marble floors** and timed lighting. The **electric elevator** can be used from the garage floor and is of the **EMBARBA** brand.

Facades and covers

Exterior facades of half a foot bricks with interior partition wall of ceramic bricks and **insulation chamber**.

Thermal insulation of rigid polystyrene panel with an average width of 60 mm. Exterior lining of the facades with cement mortar, finished with **white plastic paint**.

Inclined roofs thermally insulated with polystyrene panel and finished with **aged Arabian type curved tiles**.

Flat roofs waterproofed with asphalt sheeting, thermal insulation, finished with non-slip ceramic pavement brand **ROSA GRES** and skirting boards.

Partition walls and insulation

The partition walls are of **double hollow ceramic bricks**.

The dividing walls between apartments will consist of **double partition in double ceramic bricks** and **rock wool insulation**.

Vertical and horizontal surfaces finished with **plaster in smooth finish and painted with smooth white paint**.



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False plaster ceiling in hall, kitchen, bathrooms, toilets and corridors with **perimeter plaster molding** in living room and bedrooms. **Plaster perimeter molding cavities** in hall and corridor.

All divisions will be executed according to the norms included in the Technical Building Code, especially regarding the acoustic and thermal conditions of housing.

Exterior Carpentry

Exterior windows of **white lacquered aluminum with thermal break** or **PVC of great energy efficiency**. Sliding windows in living rooms and bedrooms, tilt-and-turn windows for bathrooms.

Electric motorized blinds of aluminum or thermal PVC for lounges and bedrooms.

Double glazing with air chamber for greater thermal and acoustic insulation.

Interior Carpentry

Security entrance door, **SEGURESTIL** brand, smooth on inner face and molded on exterior face, with knob, fittings and safety locks.

Interior passage doors, **UNIARTE** brand, model "Lisa Haya Vaporizada". **TECOSUR** brand stainless steel handles.

Sliding doors in bathrooms and toilets.

Fully fitted built-in wardrobes lined with "Lisa Haya Vaporizada" wood, including shelves, drawers, hanging bars and interior light operable with the opening of the door. Sliding cabinet doors in bedrooms.

Electronic safe built into the master bedrooms cabinet.



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Paving and tiling

REAL GOLDEN (Extra quality) “Cream” color **marble floors** (60 x 30 cm.) with skirting board of the same material in bedrooms, lounge, corridor and hall.

On terraces **ROSA GRES** Brand, “Palma” model (31 x 31 cm.)

Main and secondary bathrooms with **non-slip ceramic floor tiles**, **SALONI** brand, 45 x 45 cm, “beige” and “marfil” color.

Vertical surfaces in main and secondary bathrooms by **SALONI**, “beige” and “marfil” color 90 X 30 cm. Mosaic type cladding in shower areas.

Bathroom fittings

High quality **resin shower plates** with anti-slip finish, **fully installed bathroom screens**, **VETROBOX** brand, fixed system + sliding door with tempered glass and anti-lime treatment.

Mirrors in main and secondary bathrooms with **aluminum frame**.

Suspended bathroom furniture with integrated porcelain sink and worktop.

ROCA toilet "Meridian" model, white color.

ROCA bidet "Meridian" model, white color.

Mixer taps: All **GROHE** Brand.

Heated bathrooms by thermal emitters.

Electricity

Mechanisms of **EUNEA** brand (**Schneider Electric**) “Única Top” model in satin chrome color.

The living room and bedroom push-buttons incorporate **dimmers**, and **signaling pilots** for corridors.



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Tubed and fitted electric installation installed according to the **Electrotechnical Regulation** of low Voltage.

Exterior lighting system composed of outside **wall light** for each unit and **design lamps** for ground floor properties.

Plumbing and climate control

Independent hot and cold water distribution system with **Cross-Linked POLYETHYLENE pipes**.

Cut-off hot and cold water valves at each wet room.

Drainage system with **approved PVC** pipes fitted with **no-noise insulation** at those points required in the vertical downspouts.

Cold water connection point on **terraces** and **penthouses roof terrace**.

Digital drip irrigation system installed in all planters of homes excepting those that do not have a garden or planters.

Complete installation of aerothermal heat pumps for air conditioning (heating and cooling) **and production of hot water** in each property with very low power consumption.

Ventilation

Full installation of **ventilation system** according to Technical Code including **extraction equipment** on roof cover.

Security and access

Digital Video intercom system connecting the entrance to the complex to each home entry area and opening of pedestrian and vehicle door.



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TV and telephone installation

Centralization system for the reception of terrestrial and satellite signals common to all homes. Pre-installation facilitating all types of satellite or digital cable signals.

TV connection points in lounge, bedrooms and terrace.

The television is projected for **four satellite TV channels of double polarity** for a collective system with **Televés OFF-SET antenna of 1 m** of diameter completely installed, with **satellite dish, SAT-100 satellite receivers, low noise factor LNC converters, 0,9 dB, single channel amplifiers**, all approved by D.G. Tel.

Amplification system for 4 SAT TV channels composed by Televés T-30 of 45 dB amplifiers, power source, support plate for 8 modules and interconnection bridge.

Telephone connection points in all living areas.

Broadband connections: Ready for fiber optics.

Garages and storerooms

Each home has **two parking spaces** and **a storage room**.

Polished concrete pavement in garages and storage rooms located in the basement area.

Automatic access door with remote control provided with security system when opening and closing.

Insurance and Guarantee

All homes will benefit from a **10 Year Building Guarantee** (Decennial Insurance), subscribed by the seller, in order to cover the building, should it be subject to any significant defects that affect its structural stability or the safety of occupants, in compliance with Law 38/99 of November 5 de Ordenación de la Edificación (LOE).

The furnishings that appear on the plans is just informative.

By signing the public deed, and if mortgage, the buyer will constitute a provision of funds to meet the expenses of Notary, Property Registry and Stamp Duty.

Guarantee book of each of the construction units, including documentation and instructions of the use of the property and the complex.



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