



# BANUS BAY RESIDENCES by TM

BUILDING SPECIFICATIONS

21/01/2020

## FOUNDATIONS

The foundations of the property are built using a system of reinforced concrete footings and bracing slab or footings with tie beams in reinforced concrete. The foundations will be supervised by a certified independent technical control body complying with the specifications of the geo-technical study and current building regulations.

## STRUCTURE

Structure based on reinforced concrete columns and beams, and waffle slabs with permanent coffers, as well as solid blocks of reinforced concrete in certain areas. All metal reinforcement in the structure is tied and also linked to a grounding ring to divert any potential electrical charges away from the property. Reinforced concrete beds on floors below ground level.

## ROOF

The roof is of the low slope walk-on type with thermo-acoustic insulation in extruded polystyrene panels, waterproofing with asphalt sheets and finished in premium quality low slip stoneware floor tiles in 60 x 60 cm format. Flat non-walk-on roofs are planned for installations such as the outdoor aerothermal units, separate from the communal areas, with a thermal insulation layer and finished in gravel.

## FAÇADE

The enclosure will have a double brick wall. From the outside inwards, it is comprised of 11 cm-thick triple hollow brick wall and intermediate rock wool thermal and sound insulation, and from the inside, a self-supporting wall of plaster fibre boards on galvanised steel profiles.

The outside finish is white cement mortar rendered with paint of the same colour, combined with wood effect ceramic cladding and special large-format ceramic pieces in light tones in specific areas. It will also have white-painted concrete pergolas, generating a modern and Mediterranean feel.

# PORCELANOSA

# TECHLAM®

by LEVANTINA

The terraces are enclosed using planters with programmed automatic drip irrigation and glass balustrades.

## MASONRY AND INSULATION

In semi-detached houses, the partition between houses is made out of a half foot brick wall, and a self-supporting wall of plaster fibre boards, on 5 cm-thick galvanised steel profiles, with rock wool soundproofing on both sides.

Interior partitions are comprised of self-supporting walls of plaster fibre boards, on 7.5 cm-thick galvanised steel profiles, with rock wool soundproofing.

In the basement, the inner walls that separate the garage from the rest of the floor will be made out of hollow ceramic bricks with mortar render, painted white on the garage side and in the same colour as the rest of the house on the other side. The remaining inner partitions will be made out of plaster fibre boards on galvanised steel profiles, with rock wool soundproofing and painted the same colour as the house or tiled, as per the project.

Gardens are separated by masonry walls with white mortar rendering and/or natural stone cladding, as per design, with planters with programmed automatic drip irrigation.

## INTERIOR SURFACE COVERINGS

Smooth acrylic paint on interior walls (\*choice of colours available). The following interior walls will be covered with natural wood boards:

- The side wall of the entrance hall and its shoe cupboard in A and B types
- The sides of the ground floor storage room that leads to the living room.

Laminated plasterboard suspended ceiling throughout each property, except for the garages, with vinyl paint finish. It must provide access in the dressing room or secondary bathroom (depending on the type property) for the fitting and maintenance of air conditioning.

The garage and terrace roofs will be finished with white cement render painted in the same colour.



## INTERIOR FLOORING AND WALL TILING

Porcelanosa brand porcelain stoneware floor throughout the property, with the choice of Levantina brand marble or laminated wood instead.

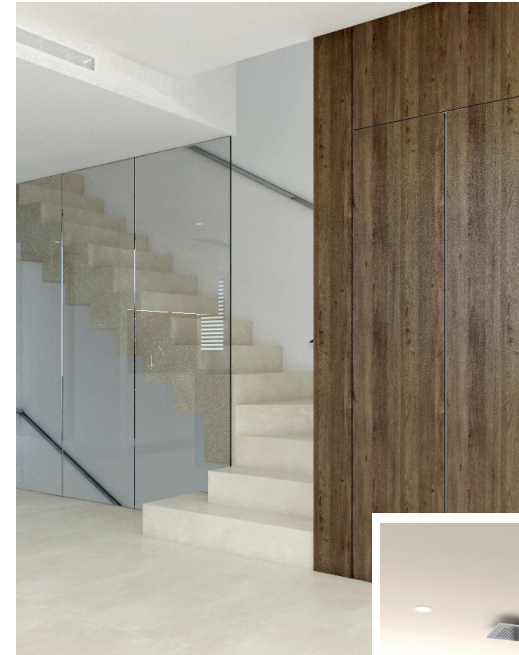
The porcelain will be placed on the ground floor in an extra-large format, as it is the most spacious area of the property, and in large-format in the basement, first floor and solarium.

Ground and first-floor floors will be impact sound-proofed. On ground floors, the floor in contact with the garage or any other interior non-liveable space will have 4 cm-thick extruded polystyrene thermal isolation.

The garage floor will be finished in floated concrete painted with epoxy type paint.

The main bathroom will be tiled from floor to ceiling with Techlam porcelain pieces by Levantina. The rest of the bathrooms will be tiled with large-format porcelain stoneware on shower and sanitaryware walls, and painted with smooth acrylic paint on the remaining walls, creating a light and modern effect.

# PORCELANOSA



\*Choice of floor and wall tiles and paint available.



## EXTERIOR FLOORING AND WALL TILING

Porcelanosa brand porcelain stoneware with an anti-slip treatment suitable for outdoor use and in large format will be fitted on the porch, terraces and solarium, the same model as inside and at the same level, thus giving continuity from the outside space to the interior. Except for the laminated wood option, which will have porcelain stoneware outside.

## INTERIOR JOINERY AND GLAZING

Security pivot front door to the property, floor-to-ceiling panel, with steel internal structure and sub-frame, blocking mechanism, security lock and security hinges, electronic peephole and fixed lateral safety glass in semi-detached properties. Exterior finish in imitation wood aluminium plate. Some walls in the entrance hall will be panelled with natural wood boards as per the project. The inside finish of the front door will provide continuity with this panelling.

The front doors of all the properties will have an electronic lock that can be opened from the outside with a smartphone application or key. A smartphone application, button or key is used to open the lock from the inside.

Lacquer-finish room doors from floor to ceiling, in 50 mm-thick MDF with leaves of 210 cm, solid core, concealed hinges, magnetic latch and soft-close mechanism with rubber draught-excluder on frame and top trim up to the ceiling (except in the basement). (\*Choice of lacquer colour available at no extra cost as per the customisation catalogue.)

Fronts of built-in wardrobes from floor to ceiling with lacquered fold-back doors in the same colour as the room doors. The insides of the wardrobes are fully equipped, lined with textile-finish melamine and equipped depending on the room with partitions, upper storage space, rail, shelves and drawers; the walk-in wardrobe of the main bedroom will be open and with interior ceiling lighting.

Metal firewall protection doors lacquered in the same colour as the rest of the joinery, for garage access areas.



## EXTERIOR JOINERY AND GLAZING

Exterior joinery with premium quality aluminium profiles with sliding and/or fold-out opening. The balconies feature double glazing with safety-glass with air cavity, providing both safety under impact and thermal and acoustic insulation. Ground floor balconies will have a lift-opening system, which will facilitate the opening of the windows.

The other windows feature double glazing with air cavity, providing thermal and sound insulation.

The bedrooms will have motorised blackout roller blinds inside. Natural lighting in the stairway from the glazing on the solarium floor.

Balustrades on terraces and solarium depending on their location and design can be glass or brick parapet walls with white mortar rendering and painted the same colour.

Partitions between porches and terraces of different properties are composed of a wall with ceramic cladding and planters on the first floor with programmed automatic irrigation.



Building specifications for the Banús Bay Residences promotion. The qualities and brands may vary according to the specific promotion, technical and market criteria, maintaining the quality standards of TM Real Estate Group.

## PLUMBING AND SANITARYWARE

Interior plumbing in the property in plastic piping made from certified material.

Bathrooms are equipped with:

Wall-mounted vanity units made of natural stone, with double washbasin built into the solid surface in the main bathroom, and with one sink in all other bathrooms; exposed chrome toilet syphon.

The vanity units will be lacquered in gloss white with two drawers, as per the design, with push opening systems. They will have built-in LEDs in the ceiling and mirror in all bathrooms, which will be backlit and antifog in the main bathroom.

Hansgrohe brand tapware. The tapware for the washbasins in the main bathrooms will be wall-mounted.

Recessed shower fittings with shower head and hand shower, and 30 x 30 cm ceiling-mounted shower head with natural rain effect in all bathrooms.

Resin shower trays with slate finish in white or a colour similar to the flooring with linear drains and a fitted shower screen.

Built-in bath in the main bathrooms of the semi-detached properties. Free-standing bath in the detached villa with stand-alone tapware.

Hatria brand sanitaryware. Wall-mounted toilets with embedded cisterns in all bathrooms, except in the basement where they will be floor-standing.

Working tap in the solarium and on ground floor terrace. Furthermore, all properties have a shower in the solarium and swimming pool areas with hot and cold water.

Mechanical ventilation throughout the property, including kitchen and bathrooms, via forced air extraction ducts.

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**hansgrohe**



*hatria*





## ELECTRICITY

9.2 kW high-level electrical installation. High-quality Schneider fittings and USB sockets in the bedrooms.

In addition to the general lighting, there will be indirect LED recessed ceiling lighting in cavities in the ceiling of the lounge and main bedroom with dimmer switch in both rooms.

Pre-installation for home automation for connection to the climate control, blackout blind and multimedia systems.

Outdoor perimeter lighting on ground floors.

Two TV sockets in the lounge. One in the bedrooms, basement rooms, porch, terrace and solarium. RJ45 data sockets in the lounge and all bedrooms.

Broadband fibre optic telecommunications service access in the lounge and bedrooms.

Alarm installation in the property, connected to a call centre with assistance provided by specialised staff. The alarm service is free for the first year subject to prior agreement and the signing of a three-year contract with the security company.

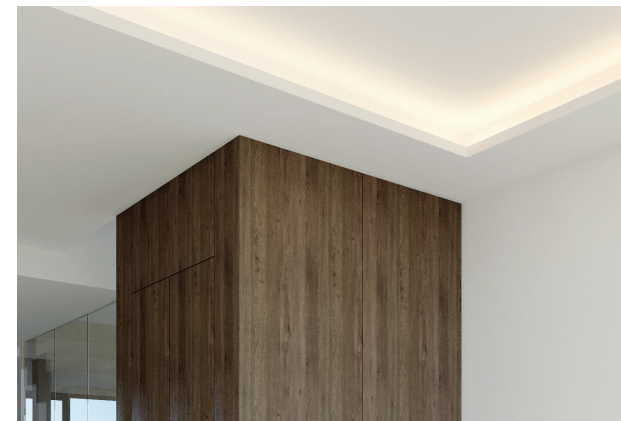
Housing for a lift in all properties. Each floor has a storage room designed to house a lift that travels up through the property, from the basement to the first floor.

Installation of video intercom in each property.



**Schneider**  
Electric

**B&O**  
BANG & OLUFSEN



## KITCHENS

Fully fitted with lower and upper kitchen units up to the ceiling. Appliances from leading brands are included:

**LIEBHERR**

Fridge and freezer.

**Miele**

Integrated column for conventional oven and microwave.  
80 cm induction hob  
Built-in dishwasher

**falmec**

Falmec decorative cylindrical extractor hood

 **DEKTON**<sup>®</sup>  
designed by **COSENTINO**

Self-closing draws, stainless steel sink built into the worktop and drainer on the worktop.

The kitchens will be fully equipped with storage space:

- Pull-out doors with hidden draws.
- Modules for vegetables, dustbins, cutlery trays, pot-and-pan drawers and a spice rack.
- LED lighting under the upper unit and under the island countertop.
- A and C type properties will have a storage cupboard with pull-out shelves.
- All furniture is finished with metallic grey melamine inside.

All kitchens have a central island with storage space inside it.

Dekton plate worktop and area behind the workspace (\*choice of colours available for units and worktops)

**GROHE**  
  
**ENJOY WATER**<sup>®</sup>

The kitchens will be equipped with reverse osmosis water purification systems under the sink and wall-mounted Grohe taps.



#### UTILITY AREAS

Interior walls finished in white cement render. Exterior enclosure with slats lacquered in the same colour as the exterior joinery. Fitted with a light point.

#### AIR CONDITIONING AND DHW

Aerothermal duct-type pre-installation for air conditioning (hot/cold) in the lounge and bedrooms; with temperature regulation system using valves (Airzone type). The outdoor air-conditioning unit will be located on the roof of each property and the indoor unit is inside the suspended ceiling of the second bathroom, toilet or dressing room. Water underfloor heating in the lounge and bedrooms, with temperature regulation in each room. Electric underfloor heating in bathrooms. Pre-installation for air-conditioning in the basement rooms (\*pre-costed ducted option).

Domestic Hot Water (DHW) is produced by the aerothermal heat pump, fed to a hot water accumulator with back-up support from the electrical resistance.

#### PRIVATE GARDENS

All properties have their own private garden. Each garden is landscaped, combining high-density artificial grass with areas of natural vegetation. The elements in the garden and swimming pool complement each other and include greenery, carefully chosen plants of different sizes and colours, strategically positioned spotlights to provide lighting, the addition of rockeries and an automated irrigation system to guarantee proper maintenance all year round.

Garden enclosures are composed of metre-high rendered masonry walls painted white, with a metal mesh fence on top and a perimeter hedge on both sides, with community watering for the ongoing maintenance of the development.

The division between gardens, in the area that surrounds the swimming pool, is a blank wall up to 1.8 m high with 45 ° slanted horizontal slats on top.





**SOLARIUM**

The solarium is accessed from inside the property by a stairway covered by an innovative motorised folding roof that is fully automated and soundproofed. This system, as well as being functional, provides natural ventilation and overhead lighting for the stairway.

The solariums contain:

- Power socket and TV and lighting socket.
- Heated hot tub for 5 people. With 2 loungers and 3 seats, stainless steel jets, 3 head rests, 2 handles and a non-slip base.
- Inset cabinet with doors down to the ground to store household items.
- Pre-installation of barbecue, with water connection and drain, electrical outlet and installation for small refrigerator.



## GARAGE

Communal central passageway accessed using a ramp located in the northern part of the development, with an automatic motorised remote-controlled door.

## CAR PARK

Each property also has a private parking space to accommodate 2 or 3 cars (3 and 4 bedroom properties, respectively) finished with epoxy paint and with remote-controlled motorised doors.

They will also have pre-installation for the fitting of electric car charging points.

## BASEMENT

All properties have a basement comprised of different multi-purpose rooms, a bathroom with the same fittings as the ones on the upper floors, and a laundry room including a washing machine and dryer.

In A and B type properties, the multi-purpose rooms, bathroom and laundry room receive natural ventilation and lighting from the courtyard.

## DEVELOPMENT

The perimeter is fully enclosed by a wall and gates, and also has the installation of a perimeter security system using video surveillance cameras.

The development will have pedestrian walkways finished in exposed aggregate concrete with lighting and greenery.

## SWIMMING POOLS

Each property has a swimming pool in its garden. Pools have a gresite finish, underwater lighting, infinity pool style overflowing water, accessed using masonry stairs with stainless steel railing for those with reduced mobility. There is a 40 cm-tall transparent side which makes it possible to see inside the swimming pool from the garden and provides a good view of the space.

Each swimming pool has an area with imitation wood porcelain stoneware flooring, with space for loungers. Furthermore, all properties have a shower in the swimming pool area with hot and cold water.





## TELECOMMUNICATIONS AND SECURITY

Installation of TV reception equipment offering free-to-air television in the following languages: Spanish, Russian French, English and German, with an HD digital satellite receiver in each property.

Wi-Fi router installation for internet access in each property.

## PROPERTY CUSTOMISATION

\*Choice of the following finishes at no extra cost according to the Custom Catalogue, within the specified dates:

- Submit your choices before 02 December 2019
  - Property flooring.
  - Bathroom tiling.
- Submit your choices before 06 April 2020
  - Finish of kitchen units.
- Submit your choices before 04 May 2020
  - Finish of kitchen worktop.
- Submit your choices before 01 April 2019
  - Room door and wardrobe lacquering
- Submit your choices before 15 May 2020
  - Paintwork.

The following pre-costed options may be chosen at an extra cost:

- \* Climate control in basement room
- \* Approved individual lift in the property, for two people and speed 0.15m/sec, with basement, ground floor and first floor stops.
- \* Lutron-based home automation system connected to the property's lighting system, controlling air-conditioning, multimedia and motorised blackout blinds.
- Electric vehicle charging point.

\*\*All properties have a 10-year warranty insurance covering damages in basic structures in accordance with [Spanish] Building Regulations Act 38/99 dated 5 November [Ordenación de la Edificación - LOE]. For technical reasons, the above-mentioned materials may be replaced by others of similar or superior quality.

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## COMMERCIAL UNIT

### FOUNDATIONS

The foundations are built using a system of reinforced concrete footings and bracing slab or footings with tie beams in reinforced concrete. The foundations will be supervised by a certified independent technical control body complying with the specifications of the geo-technical study and current building regulations.

### STRUCTURE

Structure composed of reinforced concrete or metal columns and waffle slabs or solid slabs of reinforced concrete. The structure will be supervised by a certified independent technical control body complying with the specifications of the geo-technical study and current building regulations.

### ROOF

The roof of the unit is flat and low-sloped, with asphalt-sheet waterproofing, thermal insulation with extruded polystyrene panels and finished with a layer of gravel.

In the centre it has a coffer that lights up all the interior space from the roof.

### FAÇADE

The enclosure of the façade is with the exterior leaf totally finished, with triple hollow brick, leaving the inside ready to receive the inner walling.

The external facing is finished with white cement mortar and paint of the same colour, combined with ceramic elements. Recessed PVC joinery in the covered terrace from which to access the unit.

### BASEMENT

The unit has a basement to use as a storage room, which is accessed from an external stairway. It has a window that provides natural light.

The unit is delivered as an unfurnished shell, with pre-installation for ventilation, climate control, plumbing and electricity systems.

### EXTERIOR JOINERY AND GLAZING

The unit's exterior joinery will be in PVC, as with the properties, the glazing will be laminated safety glass and will have motorised blinds with security locks.

## COMMERCIAL UNIT

### PLUMBING AND SANITARYWARE

Connection for water, drainage and rainwater systems.  
Ventilation and extraction ducts for future systems.

### ELECTRICITY

Provision will be made for conduits from the electricity meter to the control panel of the unit (next to the entrance), and conduits above the door and windows to connect signage, illuminated exterior signs or lighting.

### LOCKS

Lacquered motorised blind security lock.

### CLIMATE CONTROL

Pre-installation will be provided as the unit's use is not known. The location of the outdoor machines is on the roof, in a space reserved for this purpose.

A space will be left for the smoke vent.



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