

Célere  
● **DUNA BEACH II**  
Torrox

# Quality specifications



Homes that innovate your life

## • Foundation and structure

The building's structure and foundations are made of reinforced concrete. An independent technical control body guarantees the perfect execution of the structure, which is also covered by a 10-year insurance policy.



## • Façades

The building's façade has its own image and identity, the enclosure is made of rendered and painted brickwork, giving it a stylish, avant-garde design.

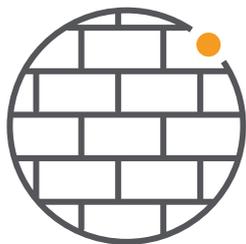
It has interior thermal insulation, air chamber, lined with laminated plasterboard on the inside, fixed with metal profiles.

The terrace protection is masonry plates, railings with metal profiles and safety glass, according to the façade design combination.

## • Exterior Carpentry

The exterior carpentry is lacquered aluminium with thermal break. The double glazing with air chamber significantly reduces the hot-cold energy transfer and external noise, ensuring good comfort inside.

All windows in the bedrooms have aluminium shutters with thermal insulation.



## • Partitions Walls and Insulation

The separation between homes is carried out using traditional brick partition walls lined with plasterboard on either side and acoustic thermal insulation on each side.

The interior divisions between different rooms of the same home are made with laminated plasterboard with acoustic thermal insulation inside.

The separations between the homes and common areas are composed of half-foot ceramic brick masonry, rendered with plaster on the outside and with an internal lining of plasterboard and interior thermal-acoustic insulation.

## • Flooring

As regards the floors of the homes, a ceramic tile has been selected.

On the terraces the tiles will be non-slip stoneware.





## • Walls and Ceilings

The walls of the entrance, lounge, bedrooms and hall have a smooth finish, with light-coloured acrylic paint.

The kitchens and bathrooms are finished in a combination of acrylic paint and top quality ceramic tiles, design according to project.

The ceilings are finished with smooth white acrylic paint. In the bathrooms where the air conditioning machine is housed the ceiling will be accessible.

## • Interior Carpentry

The front door to the house is reinforced, it has a white finish and security fittings, exterior door handle and peephole.

The doors are smooth with horizontal grooves, finished in white, with metallic hook and handle.

The wardrobes are modular and match the connecting doors, the doors are folding or sliding depending on the type of home. Their interior is finished in melamine and has a luggage shelf and hanging rail.



## • Kitchen cabinets and electrical appliances

The kitchen is delivered with below and above counter cabinets. The countertop is made of compact material.

The electrical appliances will include decorative hood, ceramic hob, oven, stainless steel sink top mounted in the countertop and mixer taps.

## • Sanitary ware & taps

The sanitary ware is vitrified white porcelain.

There is a shower in the main bathroom and enamel bath in the secondary bathroom, depending on the type of home.

The taps are mixer taps. In the main bathroom the shower taps will be thermostatic with bar and rain shower head.

The main bathroom will be delivered with a cabinet with built-in sink.

The secondary bathroom has suspended sink.



## • Air conditioning and hot water

It has full hot-cold ducted air conditioning system with grilles in the living room and bedrooms, indoor and outdoor equipment by aerothermal system.

The domestic hot water is produced using an aerothermal system.

## • Electricity and Telecommunications

The homes have top quality electrical mechanisms, to guarantee the optimal use of each of the rooms that make up the home.

There is an electric socket, a TV socket and a light point fitted on the living room terrace.

The houses have a telecommunications installation (basic telephony, cable telecommunication and integrated services digital network) with sockets in the living room, bedrooms and kitchen.

There is an electronic video entry system for opening the entrance gates to the development and an intercom at the building's entrance doors.



## • Common areas and complex

The project has a social-gourmet room, shared pool and garden areas. The landscaped areas combine lawn areas with shrub and tree species.

As always, we think about your security, the residential complex is totally enclosed and fenced. It has energy-saving lighting in entrances, interior roads and gardens.

The development has a cardioprotection area, consisting of the installation of an external defibrillator to be used in the event of a cardiac emergency.

Similarly, the development will also include the installation of an anti-choking device, which can be used in the event of suffocation by choking as a first aid action.

## • Garages and Storage Rooms

The garage has forced ventilation, detection and control of carbon monoxide, fire protection and emergency lighting, according to current regulations.

The garage lighting is activated when the vehicle access doors are opened. Infrastructure is available for charging electric vehicles according to regulations (ITC) BT 52.



## • Entrance Halls

Inside the entrance hall we find a luxurious combination of materials and details that compose a pleasant, stylish space to access the homes. The access halls to the homes are tiled with ceramic material.

## • B Energy Rating

