

Célere
● **DUNA BEACH III**
Torrox

Summary of specifications

• Foundations and structure

The structure and foundation of the building is made of reinforced concrete. An independent technical control body guarantees the perfect execution of the structure, which is also covered by ten-year insurance.



• Façades

The façade of the building has its own image and identity, with exterior clad brickwork which is rendered and painted giving it an elegant, avant-garde design.

It has internal thermal insulation, an air chamber, partitions with laminated gypsum board in the interior, attached with metal profiles.

Terraces are protected with parapet walls, and safety glass depending on the façade design combination.

• Exterior Carpentry

The exterior carpentry will be of PVC or lacquered aluminium with thermal break. Double glazing with air chamber significantly reduces the hot-cold energy transfer, and outside noise, ensuring good comfort inside.

All bedroom windows have blinds with thermal insulation.



• Partitioning and insulation

The separation between dwellings is by means of a traditional brick partition wall with a laminated gypsum board and thermal - acoustic insulation on each side.

Double glazing with an air chamber notably reduces the exchange of hot-cold energy and external noise, ensuring good comfort inside.

The separations between homes and common areas are formed by ceramic brick work, rendered on the outside and with internal plasterboard partitioning and interior thermal-acoustic insulation.

• Flooring

Laminate flooring is used in the entrance, living room, bedrooms, and hallway. In kitchens, bathrooms and terraces the floor will be stoneware.



• Vertical and Horizontal Surfaces

The walls of the hall, living room, bedrooms and hallway are finished in smooth, light-coloured acrylic paint.

The bathrooms are finished in a combination of ceramic tiling and acrylic paint, according to the project design.

The kitchens, between the lower and upper cabinet fronts, will be finished in compact quartz, identical to that of the countertop. The rest of the vertical surfaces, where there is no furniture, are painted in light coloured acrylic paint.

Ceilings are finished in smooth white acrylic paint. In the bathrooms where the HVAC machines are located, the ceiling shall be accessible.



• Internal Carpentry

The access door to the house is armoured, finished in white with security fittings, with an exterior handle and optical peephole.

Internal doors are fitted with hanging mechanisms and a handle.

Closets are modular to match the interior doors; the doors are hinged or sliding according to the type of home. Their interiors are lined and contain a trunk shelf and hanging bar.

• Kitchen Furniture and Appliances

The kitchen is furnished with high and low-level cabinets. The countertop is compact quartz.

The electrical appliances include a hood, a ceramic hob, an oven, a stainless steel drop-in sink on the countertop and mixer tap.



• Sanitary ware and taps

Sanitary ware comes in white vitreous china.

There is a shower in the main bathroom and an enamelled bathtub in the secondary bathroom, depending on the type of home.

Mixer taps are fitted. In the main bathroom, the shower tap is a bar with a rainfall shower head.

The main bathroom comes with a built-in washbasin cabinet.

The secondary bathroom has a suspended sink.

• HVAC and Hot Water

There is a complete HAVA installation and ducts with grilles in the living room and bedrooms.

Domestic hot water is produced using renewable energies using a system that achieves the performance required by the regulations.



• B energy rating

Homes have a **B energy rating** resulting in a decrease in CO₂ and a significant reduction in the building's energy demand (heating, cooling and hot water).

This rating is achieved by adopting the following measures:

- Greater thermal insulation obtained by improving the thermal envelope, improvements on the roof and the separation of communal areas as well as exterior carpentry with high level thermal insulation.
- DHW production facilities take advantage of renewable energies complying with the regulatory coverage percentage required. 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 conducted from bathrooms and kitchen and impulsion conducted to bedrooms and living rooms.
 - Carpentry with microventilation position.
 - This reduces energy consumption in the home with respect to the minimum required by law.

This rating equates to an anticipated 81% energy savings and hence to significant economic savings as compared to a house with an F energy rating.



* 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

Homes are fitted with premium quality electrical fittings to ensure optimum use of each of the rooms that make up the home.

On the living room terraces, an electrical socket, and a light source are provided.

Homes are fitted with telecommunications installation (basic telephony, cable telecommunications and integrated services digital network) with sockets in the living room, bedrooms and kitchen.

An electronic video intercom opens the access gates of the complex and those of the entrance halls.

• Communal Areas and complex

The project has a gymnasium, swimming pool, garden areas, social lounge with terrace and gourmet room, all fully equipped and for the exclusive use of the community. The landscaped areas combine lawns with shrubs and trees.

As security is our top priority the residential complex is totally closed and fenced. Low-energy lighting is provided in entrances, interior roads and gardens.

The development will have access to a cardio-protected area, consisting of an external Cardio Guard Systems defibrillator to be used in the event of a cardiac emergency.

An anti-choking device will also be fitted, which can be used in the event of asphyxiation due to choking as a first aid measure.



• Garages and storage rooms

In the garage, the current applicable standard requires forced ventilation, carbon monoxide detection and control, fire protection, and emergency lighting.

Garage lighting is triggered by the opening of vehicle access doors. Garages come with pre-installation for electric vehicle recharging in accordance with regulation (ITC) BT 52.

• Main entrances

Inside the main entrances, a mix of materials and details can be found that create a welcoming, elegant space on entering the homes. Hallways leading to homes have ceramic tile flooring.

