

Célere
● **BAVIERA GOLF**
Vélez-Málaga

FASE II

Summary of specifications

• Structure

The structure 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 a ten-year insurance policy.



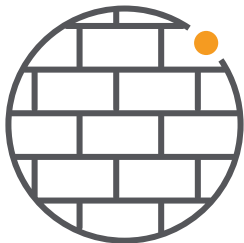
• Facade

The facade of the building has an elegant, avant-garde design, and a rendered; painted exterior finish.

• Exterior Carpentry

The exterior carpentry is made of pvc, the insulating characteristics of this material prevent thermal break from the outside. The double glazing with an air chamber significantly reduces the hot-cold energy transfer and exterior noise, ensuring optimum interior comfort.

The blinds have thermal insulation.



• Partition walls and insulation

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

The interior divisions between different rooms in the home itself are made of laminated plasterboard with interior insulation. In wet areas the plasterboard is damp-proof.

For peaceful noise-free living, floor structures in the home are fitted with an anti-impact sheet.

• Flooring

Laminated flooring with white veneered MDF skirting is used for flooring in the hall, living room, bedrooms, and passageway areas.

In the bathrooms, toilets, kitchen, laundry room and terraces, ceramic tiling has been selected.



• Vertical and Horizontal Surfaces

Hall, living room, bedrooms, kitchen, passage and laundry room walls have a smooth finish with light-coloured acrylic paint.

The bathrooms have ceramic tiling and acrylic paint, according to the project's design.

The ceilings are made of plaster in all the rooms of the house, except where there are air conditioning ducts, which are made of plasterboard and in the bathrooms where the future installation of air conditioning and ventilation machines in the ceiling will be accessible.

Ceilings are finished in smooth white acrylic paint.



• Interior carpentry

The entrance door to the house is armoured, finished in white 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 and equipped with luggage shelf and a hanging bar.

• Kitchen furniture and home appliances

The kitchens are not fully fitted. During the customization period of the home, the option of a fully furnished kitchen will be available at an additional cost.



• Sanitary ware and taps

The bathrooms are delivered with a cabinet and a built-in white washbasin and a white shower. The toilet is made of vitrified porcelain in white. Bidets in bathrooms are made of white vitrified porcelain.

All taps have a chrome finish with single-lever operation and jet economizers.

• Heating, HVAC and hot water

All homes have pre-installation for air conditioning, heat and cold.

During the home customization period, the option to install air conditioning machinery will be available at an additional cost.



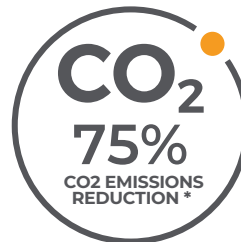
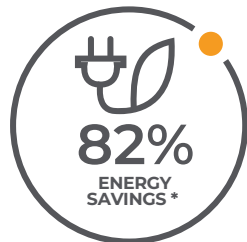
• B energy rating

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:

- Greater thermal insulation obtained by improving the thermal envelope by doubling the facade insulation, improving the roof and separation from common areas, as well as carpentry with a thermal break.
- 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 82% 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. Terraces have a light source.

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





• Plumbing

Each home has water shut-off valves inside.

• Communal Areas

The development has a pool, gym, and gourmet social room, all of them fully equipped and for the exclusive use of the residents.

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

Likewise, the promotion will also have an anti-choking device installed, which can provide first aid in the event of asphyxia by choking.



• Lifts

The portals of the houses have electric lifts with automatic doors and are suitable for use by people with reduced mobility. The doors are made of stainless steel on the ground floor, on other floors and in the basement they will be made of painted sheet metal.

• Garages and storage rooms

The development has surface parking with an automatic door operated with remote control.

Pre-installation for electric vehicle recharging is available in accordance with regulation (ITC) BT 52.



• Main Entrances

Inside the main entrances we find a combination of materials and details comprising a pleasant, elegant space for accessing the homes.