

Célere

● **BAVIERA GOLF III**

Vélez-Málaga

**Summary of  
specifications**

Homes that  
innovate your life

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## 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.



## FAÇADE

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 aluminum or PVC, the insulating characteristics of these materials prevent thermal bridges 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

Regarding the flooring, in the entrance hall, living room, bedrooms, hallway, and kitchen, it is SPC vinyl with skirting in white laminated MDF.

For the bathrooms and toilets, a ceramic tile has been selected.

The terraces are tiled with ceramic material.



## VERTICAL AND HORIZONTAL WALLS

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 rooms of the house, except where the air conditioning ducts are located, which will be made of laminated plasterboard; in the bathrooms where the installation of air conditioning and ventilation machines is foreseen, there will be either a removable suspended ceiling or a suspended ceiling with access panel, depending on each case.

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 ELECTRICAL APPLIANCES

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



## SANITARY WARE AND TAPS

The bathrooms are delivered with a cabinet and a built-in white washbasin and a white shower or bathtub (depending on the type). The toilet is made of vitrified porcelain in white.

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



## HEATING, HVAC AND HOT WATER

All homes come with pre-installation for air conditioning, for both cooling and heating.

During the home customisation period, there will be an option (at an additional cost) to have the home handed over with the air-conditioning system already installed.



## ENERGY RATING A

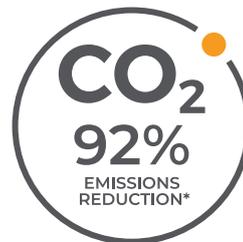
The homes have an EPC rating of A, which results in lower CO<sub>2</sub> emissions and a significant reduction in the building's energy demand (heating, cooling and domestic hot water).

This rating is achieved by adopting the following measures:

Greater thermal insulation is achieved by improving the thermal envelope, optimizing façade insulation, improving roof and separation with communal areas, as well as using windows with 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 CO<sub>2</sub> emissions.
- Ventilation in the homes:
  - Forced ventilation in homes.
  - Continuous ventilation of the home through ducted extraction from bathrooms and kitchen and impulsion in bedrooms and living rooms.
  - Carpentry with micro ventilation position.

This reduces energy consumption in the home with respect to the minimum required by law.



\*Estimated energy saving calculation of a typical 95m<sup>2</sup> dwelling with a B rating compared to a reference dwelling with an F rating, in accordance with the "Energy efficiency rating of buildings" published by the IDAE and the Ministry of Industry, Energy and Tourism in November 2015; and other regulations that complement it and/or may replace it.

\*\*Minimum guaranteed savings in hot water consumption, based on the building's location and 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 video intercom opens the access doors.



## PLUMBING

Each home has water shut-off valves inside.



## COMMUNAL AREAS

The development includes a swimming pool, a fitness area and a residents' lounge, all fully equipped and for the exclusive use of 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.



## LIFTS

The entrance halls to the buildings have electric lifts with automatic doors and are suitable for use by people with reduced mobility.



## GARAGES AND STORAGE ROOMS

The development has 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.