Célere

DELMAR I

Mijas

Summary of specifications

Homes that innovate your life

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FOUNDATIONS AND STRUCTURE

Reinforced concrete with two-way floor structures and/or slabs according to structural calculations.



FAÇADES

Façade enclosure using brick masonry cladding on the outside according to the areas defined in the project. It has internal insulation, an air chamber, partitions with laminated gypsum board in the interior, attached with metal profiles.

Protection of terraces with parapet wall/ and/or railings combined depending on the façade design combination.



ROOFS

Flat gravel-finish, non-trafficable roof.

Passable roofs finished in non-slip stoneware flooring for exteriors.



EXTERIOR CARPENTRY

The exterior carpentry of Aluminium double glazing with an air chamber significantly reduces the energy transfer and exterior noise, ensuring optimum interior comfort.

All bedroom and living room windows have motorised blinds in the same colour as the carpentry.



INTERIOR DIVISIONS

Interior partitioning of dwelling made of laminated plasterboard, with metal load-bearing structure and interior thermal-acoustic insulation.

Separation between homes is composed by ceramic brick partitions, lined on both sides with plasterboard and thermal acoustic insulation.

Separation between homes and communal areas is composed by brickwork with inner plasterboard partitioning and thermal-acoustic insulation.

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INTERIOR CARPENTRY

Reinforced door in access to property, white lacquered, security fittings, exterior handle and optical peephole.

Interior doors in white, with horizontal grooves, hanging hardware and smooth chrome-coloured handle.

Modular wardrobes, with hinged or sliding doors depending on type, matching the rest of the doors in the house, with luggage shelf, hanging rail and drawer unit.



PAINTWORK

Interior vertical walls of dwellings finished with light-coloured smooth plastic paint.

Interior horizontal walls of dwellings finished with white-coloured smooth plastic paint.



FLOORING AND TILING

Ceramic floor tiles throughout the homes (kitchen, bathrooms, living room, bedrooms, entrance hall and corridor).

Non-slip stoneware flooring on outdoor terraces.

Coatings in wet rooms (bathrooms and toilets) using a combination of top quality paint or ceramic tile finishes according to design.

Register or false ceiling in rooms where air-conditioning or ventilation machinery is housed.



HVAC AND HOT WATER

The production of DHW (domestic hot water) is generated in a sustainable way by means of an aerothermal system.

HVAC by means of heat and cold pump in ducted installation.

The homes have a mechanical ventilation system, guaranteeing the comfort and healthiness of the interior rooms and reducing energy consumption.

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SANITARY WARE AND TAPS

White sanitaryware.

Bathroom taps and fittings in a black finish. Single-lever basin mixer taps and thermostatic shower and bath mixers.

The main and second bathrooms will include a white washbasin mounted on a vanity unit or worktop.

The bathrooms will also be fitted with mirrors and shower screens.

The following accessories will be included in a black finish: a robe hook, towel rail and toilet roll holder.

ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation in accordance with Low Voltage Electrotechnical Regulations.

Premium quality electrical fittings.

The installation of in-home telecommunications includes sockets in the living room, bedrooms, and kitchen.

Video intercom for access to the complex and main entrance doors.

Wall light fitting, electrical socket and TV aerial socket on the living room terrace.

Light fittings in bathrooms and kitchen.

KITCHEN FURNITURE

The kitchen is furnished with high and low-level cabinets

Kitchen countertop with compact finish, with return grille of the same material on the front of the furniture.

Stainless steel sink and mixer taps.

The kitchen includes the following appliances: an electric oven, induction hob, Integrated extractor unit, fridge, microwave, washing machine and dishwasher.

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COMMON AREAS, THE COMPLEX AND MISCELLANEOUS

Fully enclosed and fenced residential complex.

Landscaped outdoor areas, with native shrub and tree species and sustainable irrigation systems.

Doorways, entrance halls and garage lobbies in porcelain stoneware. Decorated doorways according to design.

The garages incorporate installations for forced ventilation, carbon monoxide detection and control, fire protection and emergency lighting according to standards. It also has pre-installation for electric vehicle recharging in accordance with the regulations (ITC) BT 52.

The lighting of accesses and pedestrian routes, interior roads and gardens will be by means of lowconsumption luminaires.

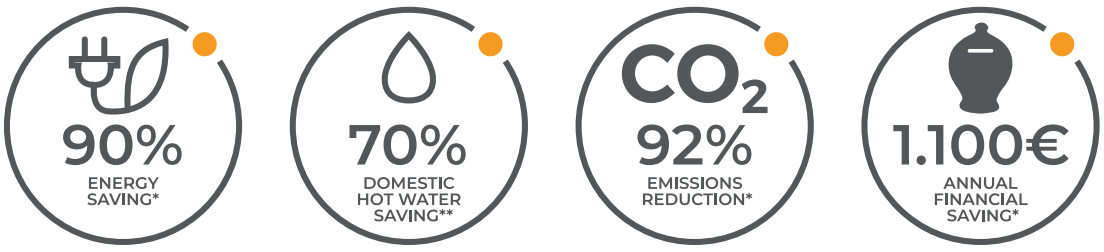
The development has landscaped areas and a community swimming pool with night lighting system.

ENERGY RATING A

The building has a A energy rating, meaning a reduction in CO_2 emissions and a significant reduction in the building's energy demand.

This rating is achieved by adopting an improved thermal building envelope (reinforced thermal insulation on the façades, improvements on the roof, efficient carpentry and low-emission glass) and high-efficiency thermal installations.

This rating equates to an anticipated 90% energy savings and hence to significant economic savings as compared to a house with a F energy rating.



*Estimated energy saving calculation of a typical 95m² dwelling with a A 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.

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