

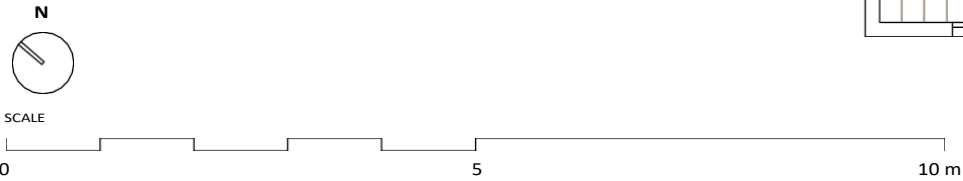
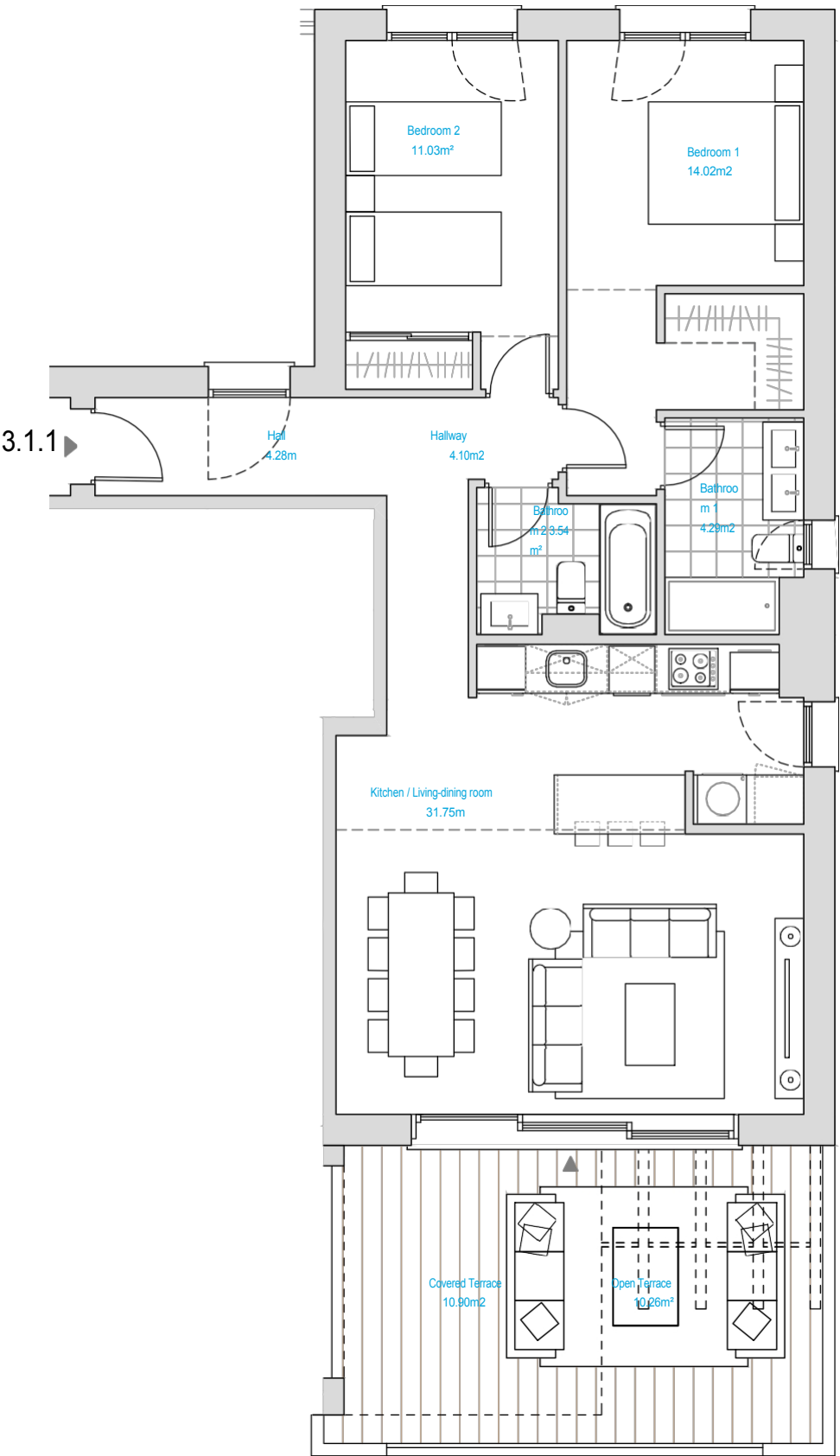
AMARANTA LIVING CASARES GOLF  
CASARES (MÁLAGA)

PROPERTY 3.1.1  
BLOCK 3  
2 BEDROOMS

SURFACES

Built Area of the Property Built	90.86 m
Area of Terraces Built Area +	21.16 m <sup>2</sup>
Communal Areas <b>Total Built Area</b>	104.96 m
<b>Area</b>	<b>126.12 m</b>
Usable Area of the Property Usable	73.01 m
Area of Terraces <b>Total Usable Area</b>	21.16 m <sup>2</sup>
	<b>94.17 m<sup>2</sup></b>

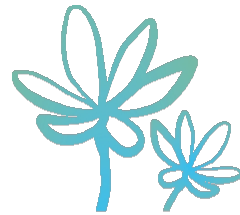
According to DECREE 218/2005 of the BOJA	80.31 m <sup>2</sup>
Usable Area	114.05 m <sup>2</sup>
Built Area	



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**Rough Translation.** Information, computer graphics and all the graphic documentation that appear in this brochure are merely indicative, have no contractual value and are experimental due to technical, legal or initiative requirements of the Project Management. The gardening, decoration and furniture are merely decorative and not binding. The other information referred to in D. 218/2005 of the Junta de Andalucía, is available in our offices for consultation.





AMARANTA

LIVING CASARES GOLF



— QUES —







## Foundation and structure

Foundation, constructed using reinforced concrete sprayed in accordance with the conclusions of the Geotechnical Study, with a reinforced concrete perimeter wall in buried areas, including exterior waterproofing with perimeter drainage.

Structure, executed with slab or grid deck with reinforced concrete pillars.

All of this complies with current regulations and the Technical Building Code.



## Roof

Roofs with a high degree of thermal insulation and guaranteed watertightness, consisting of: double-layer waterproofing membrane, thermal insulation, geotextile protection sheet and porcelain finish in walkable areas and pebble gravel in non-walkable areas.

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## Facade

The exterior façade meets all requirements for optimising thermal and acoustic insulation; constructed using the capuchina technique, with perforated exterior brick, air chamber, thermal and acoustic insulation and interior brick partition finished with exposed plaster or drywall with plasterboard panels.

The exterior of the enclosure is designed with exposed cement mortar cladding, combined with paint and decorative pergolas according to the design and type.







## Partition walls and insulation

Divisions between dwellings using double brickwork finished with exposed plaster or dry plasterboard partition walls, and acoustic insulation, with anti-resonance strips sealing specific points.

Interior partitions using double hollow brickwork finished with exposed plaster or drywall with double plasterboard panels and interior insulation for greater comfort.



## Exterior carpentry Exterior

Top-quality exterior carpentry in lacquered aluminium or PVC in a colour to be defined by the DF in contrast to the façade, with thermal break (RPT) and micro-ventilation system, combining with different types of opening according to design and typology.

All windows and doors have double glazing with a Climalit-type air chamber to improve the thermal efficiency of the home.

Aluminium slat blinds or roller blinds in bedrooms in a colour to be defined by the client, contrasting with the façade.

## Interior carpentry

### interior

Entrance door to the home with security lock, with a contemporary design and colour to be defined by the developer.

Interior wooden doors with a contemporary design and lacquered in a colour to be defined by the DF, including protective perimeter rubber weatherstripping, with a micro-ventilation system.

Built-in wardrobes with the same design and finish as the interior doors, with fabric-lined interiors, storage compartments, metal hanging rail and a 60 cm fabric-lined drawer per wardrobe.

The open dressing rooms in the master bedroom will be delivered fully lined, with luggage compartments, a metal hanging rail and a 60 cm chest of drawers with a textile finish.

## Flooring

Interior flooring in living rooms, kitchens, bedrooms, hallways and corridors with laminate flooring laid on impact-resistant underlay. Choice of two finishes.

Flooring in bathrooms and laundry rooms, depending on the type of property, with porcelain tiles.

Terraces with non-slip porcelain flooring.

Reinforced concrete flooring with a polished finish in the car park area and entrance hall.



# Interior finishes

## interior

Vertical surfaces in bathrooms will combine porcelain tiles (wet walls) with painted surfaces, according to the project design.

Plasterboard false ceilings in bathrooms, kitchens and areas where necessary to conceal the building's installations. Finished with smooth plastic paint.

The rest of the vertical surfaces in the dwelling will be finished with smooth plastic paint in a colour to be defined by the D.F.

# Sanitary ware

## and plumbing

White vitrified porcelain sanitary ware and resin shower trays.

Bathroom furniture with drawers and double-basin built-in washbasins in the main bathroom and single-basin washbasins in the other bathrooms.

Single-lever taps with chrome finish.

Sliding glass screens for showers and transparent bathtubs with anti-limescale surface treatment.

Sanitary water network in accordance with current regulations and standards, with a main shut-off valve and separate shut-off valves for each wet area.

The pipes will be made of plastic, taking advantage of its resistance to any type of water, its low roughness and its lower thermal conductivity compared to metals such as copper.

Production of communal domestic hot water by means of a solar panel system and aerothermal heat pump installed on the common roof and individual storage tank per dwelling.

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# Electricity

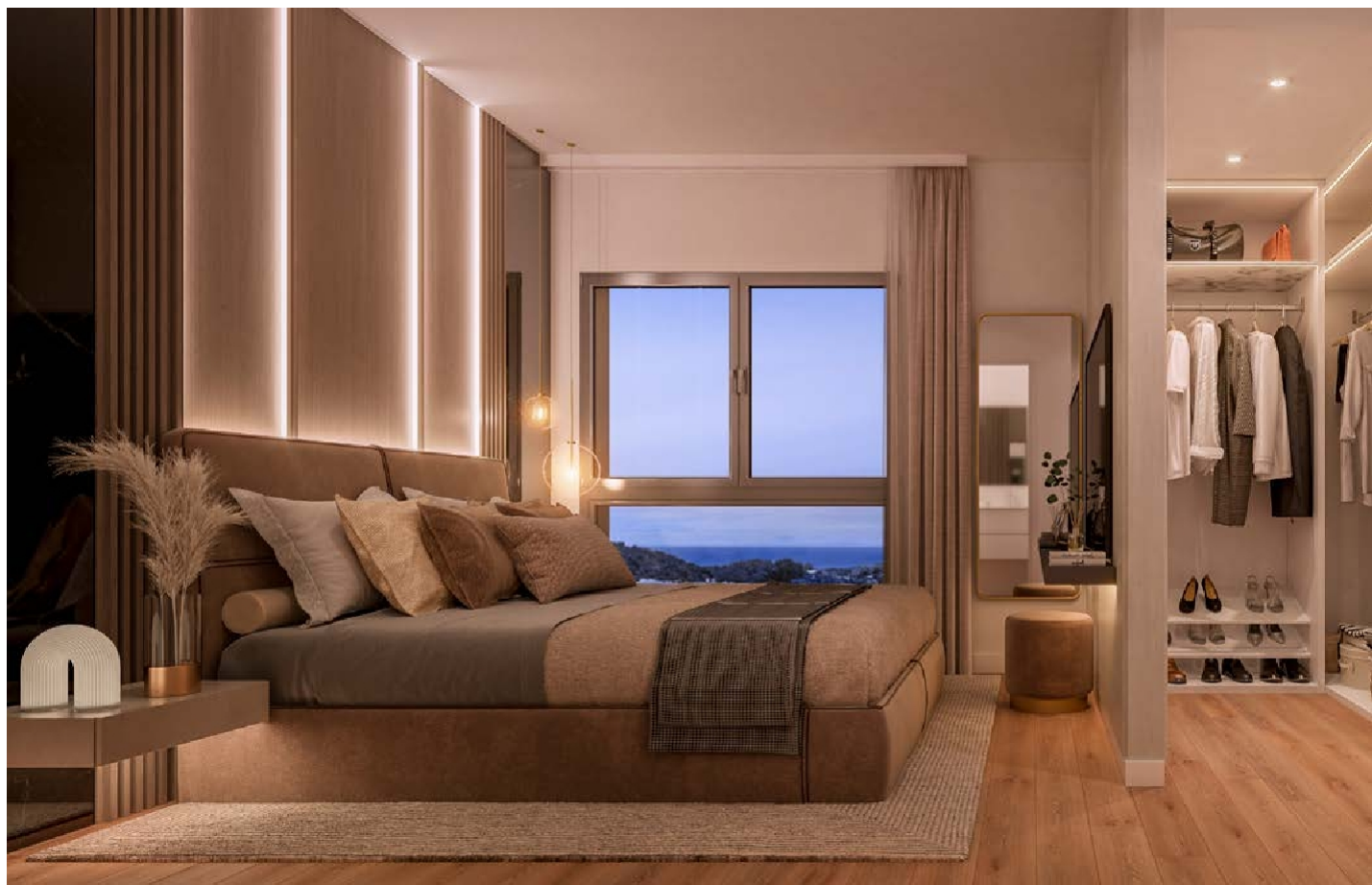
Electrical installation in accordance with the Low Voltage Electrotechnical Regulations.

High degree of electrification with provision of electrical and telecommunications outlets.

Top-quality mechanisms.

Recessed LED spotlights in kitchen, bathrooms and corridors.

Installation of automatic video intercom with camera at building entrance and monitor in each dwelling.







# Special installations

## Special

Telecommunications installation in accordance with the Common Telecommunications Infrastructure Regulations, adapted to fibre optics and coaxial cable, to provide all digital options to the homes.

Ventilation in homes in accordance with CTE with microventilation integrated into the carpentry and extraction vents in bathroom and kitchen ceilings.

Air conditioning installation for air-to-air system, with Climaver or similar fibre ducts concealed in false ceilings, and white lacquered supply and return grilles with digital thermostat.

Italian-style kitchens fully fitted with large-capacity wall and floor units and porcelain or similar worktops and splashbacks, with outstanding technical and performance characteristics that make them very safe, hygienic, easy to clean and maintain, and highly resistant to scratches, impacts and abrasion. In addition to being a sustainable and environmentally friendly material. Including the following appliances: extractor hood, ceramic hob, oven, microwave, washing machine, integrated dishwasher and integrated refrigerator.



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# Common common

Entrances to the development designed by Arquitectura.

Automatic gate for vehicle access to buildings, with remote controls for opening.

External lifts connecting different levels of common areas.

Fire detection system in underground garages consisting of sensors and sirens.

Mechanical ventilation in underground garages with fire and CO2 detectors, connected to an alarm centre.

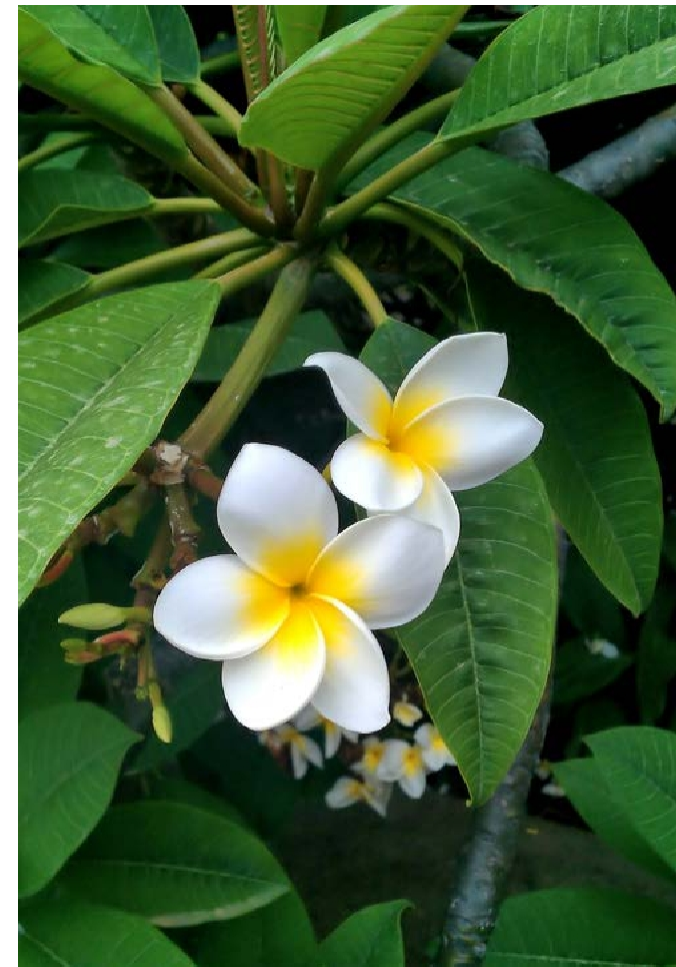
Polished concrete flooring in car park basements.

Tropical-style communal gardens with automatic irrigation.

Lighting of outdoor paths using beacons to prevent light pollution.

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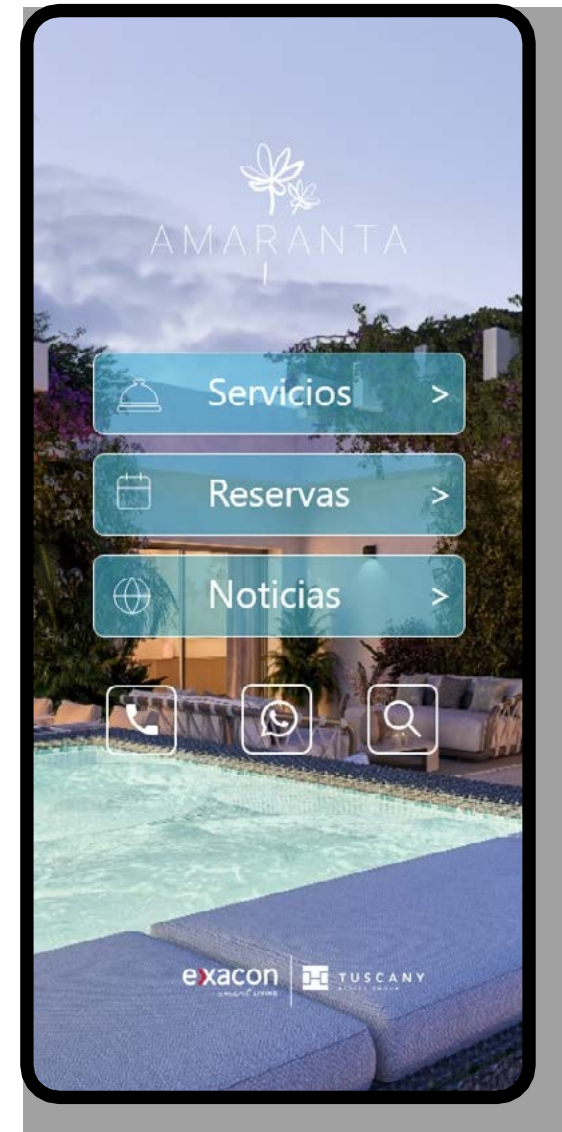
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Pre-installation of charging point for electric vehicles in parking space for future installation of vehicle charging, with a charging power of 7.4 kW depending on the power contracted by the home, in accordance with current regulations.

Life Style app for managing communications, notifications, incidents, access authorisation, key safekeeping, concierge service\*, etc.



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## Amenities

Large communal swimming pools, children's pool and leisure pool, with sunbathing area and stunning sea views.

Indoor, fully equipped gym with multidisciplinary equipment and panoramic views of the pool.

Golf simulator.

Chill-out area.

Barbecue area.

Gourmet room.

