



Scenic  
Estepona Málaga

**BUILDING SPECIFICATIONS**

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## FOUNDATION AND STRUCTURE

Reinforced concrete adapted to the regulations of the Technical Building Code for “structural safety”. Stairs with concrete slabs.

## FACADE

Exterior continuous coating with thermal insulation, finished with white acrylic mortars.

Interior closings with thermal insulation with glass wool panels, except for bathrooms and kitchens where it will be finished by a porcelain tile cladding.

Flat and partly passable roofs. Roof terraces of ceramic tiles. Thermal insulation and waterproofing, so as to eliminate any possibility of thermal transmission or moisture.

## PARTITION WALLS AND INSULATION

Internal partition walls composed by a laminated plasterboard plate system, with a glass wool insulation. In bathrooms and kitchens, it will be complemented by porcelain tiles on the side of the wet room.

## EXTERIOR CARPENTRY

Thermal insulation of aluminum carpentries that guarantee an energy saving. Double glass with air chamber. Windows of low emissivity with treatment against solar radiation. Living room and bedrooms with motorized aluminum roller blinds of the same colour as the carpentry. Optional to motorize in the whole apartment.

## INTERIOR CARPENTRY

Armoured entrance doors to the apartments with security locks. Plain white lacquered solid interior doors with a hidden ventilation system for acoustic insulation according to the Technical Building Code.

Ample wardrobes with similar finish to interior doors, foldable for greater operability, except for some bedrooms equipped with sliding doors. Finished and coated inside with laminated boards with textile aesthetics, endowed with drawers. Inner shelves for dividing the luggage compartment from the hanging bar.

## PARTITION WALLS AND INSULATION

High quality white porcelain floors finished with white lacquered skirting boards. Special porcelain material for terrace floors with wood effect finish.

## COATINGS AND FALSE CEILINGS

Vertical walls with porcelain tiles in colours and tones to match the floors.

The rest of the finishes of the apartments, covered with plastic paint with a smooth finish, in raw white colour for False ceilings throughout the apartment made of laminated plasterboard with registrable areas for air conditioning and ventilation equipment.

## KITCHEN FURNITURE AND FACILITIES

White stratified doors with rebates for opening.

Worktops with compacted board materials type SILESTONE® or similar, integrating a stainless-steel sink with mixer tap of current design of the brand HANSGROHE®.

Decorative hood. Delivered with multifunction oven and microwave.

Digital induction glass ceramic hob. Independent electric circuit for the refrigerator.

Installation of all large appliances in the kitchen of the brand SIEMENS® (fridge/freezer, microwave, oven, dishwasher, digital induction glass ceramic hob, washing machine and dryer).

## SANITARY FITTINGS

Bathrooms equipped with a large-format extra-flat shower tray and/or bathtub, depending on the typology, with stainless steel bathroom screens/dividers and glass sheets.

Sanitary fittings of top brand design, DURAVIT® or similar, in white colours. Sinks with compact worktops.

Low water consumption taps of the brand HANSGROHE®, mixer type and thermostatic in showers.

All bathrooms and guest toilets equipped with mirrors with integrated LED light.

Terraces: Water outlets for irrigation in living room terraces and roof terraces.

## AIR CONDITIONING FACILITIES AND HOT WATER FOR SANITARY USE

With DAIKIN® or similar aerothermal heat pump for the production of air conditioning, heating and sanitary hot water, with maximum energy efficiency.

The heating is distributed through the apartment by under-floor heating fed from the air-heat pump, except in bathrooms which have electrically powered radiant wire. Air conditioning in living/dining room and bedrooms.

Individual temperature control in each apartment through intelligent thermostat control modules. Low consumption hot water system.

## ELECTRICITY AND TELECOMMUNICATION FACILITIES

Telecommunications facilities prepared for the incorporation of cable and digital television, as well as broadband installations on fiber optics to each home. TV and telephone sockets in living rooms, kitchens and bedrooms. Basic and necessary installation for TV connection in the living room and solarium terrace.

Recessed lighting included in all the rooms of the apartments through downlights in the ceilings.

Video entry system with camera in main access controls to the urbanization.

The lighting control mechanisms in general will have a steel color finish of the NIESEN® series.

Luminaires will be provided in outdoor areas with LED lamp fixtures.

Special power outlets for charging electric vehicles shall be provided in the garages.

## HOME AUTOMATION SYSTEM AND ALARM

Apartments with basic home automation integration system:

- Detection and control of water leaks in kitchen and bathrooms.
- Smoke detection in kitchen.
- Volumetric presence detectors.
- General shutdown of all the lighting of the electrical circuit of the apartment with switch situated in the entrance hall.

Alarm system connected with a control booth operated by an automation controller located in the hall of the apartment.

## COMMUNAL AREAS

The urbanization will be completely gated in its perimeter by a metal fence of vertical elements, on the main façade.

Pedestrian entrance with access for disabled people and several vehicle entrances depending on buildings and basement floors.

CCTV around the perimeter and in strategic areas of the urbanisation, with centralization in the control booth.

Automatic ignition control of indoor communal areas according to natural lighting.

Installation of a digital terrestrial TV capture system.

## Urbanization and communal gardens:

- Pedestrian walkways and for vehicles.
- Outdoor swimming pool for adults and for children in communal area.
- Fitness room with showers and toilets. Multipurpose room.
- Landscaped areas in interior paths of exquisite design with selected outdoor materials: plants, stones, paths, lighting...

## OPTION TO THE BREEAM® CERTIFICATE

Our commitment to the pursuit of quality excellence and implementation of the current standards of sustainability and energy efficiency leads us to obtain the BREEAM® certificate for new residential construction, being among the first residential complexes in Spain to opt for this certificate.

This option, which by far exceeds the Spanish legislation on all regulated aspects, will involve the incorporation of multiple criteria of sustainability and energy efficiency, whose practical consequence is a clear commitment to bioclimatic solutions, responsible and sustainable, a greater comfort in the use experience and a significant reduction in energy consumption.







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**SCENIC'S SALES OFFICE**

Calle Hungría 6  
29680 Estepona (Málaga)

+34 638 965 257  
[scenic@stonewegliving.com](mailto:scenic@stonewegliving.com)

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