



GROUP
Intxausti

Build, respect and innovate

QUALITY REPORT

edificio
Excellence
BENALMÁDENA



Edificio Excellence

BENALMÁDENA

An exclusive building of 30 housing, parking lots, storage rooms and swimming pool built with **efficiency, sustainability and excellent quality**

We are committed and work under sustainability criteria.

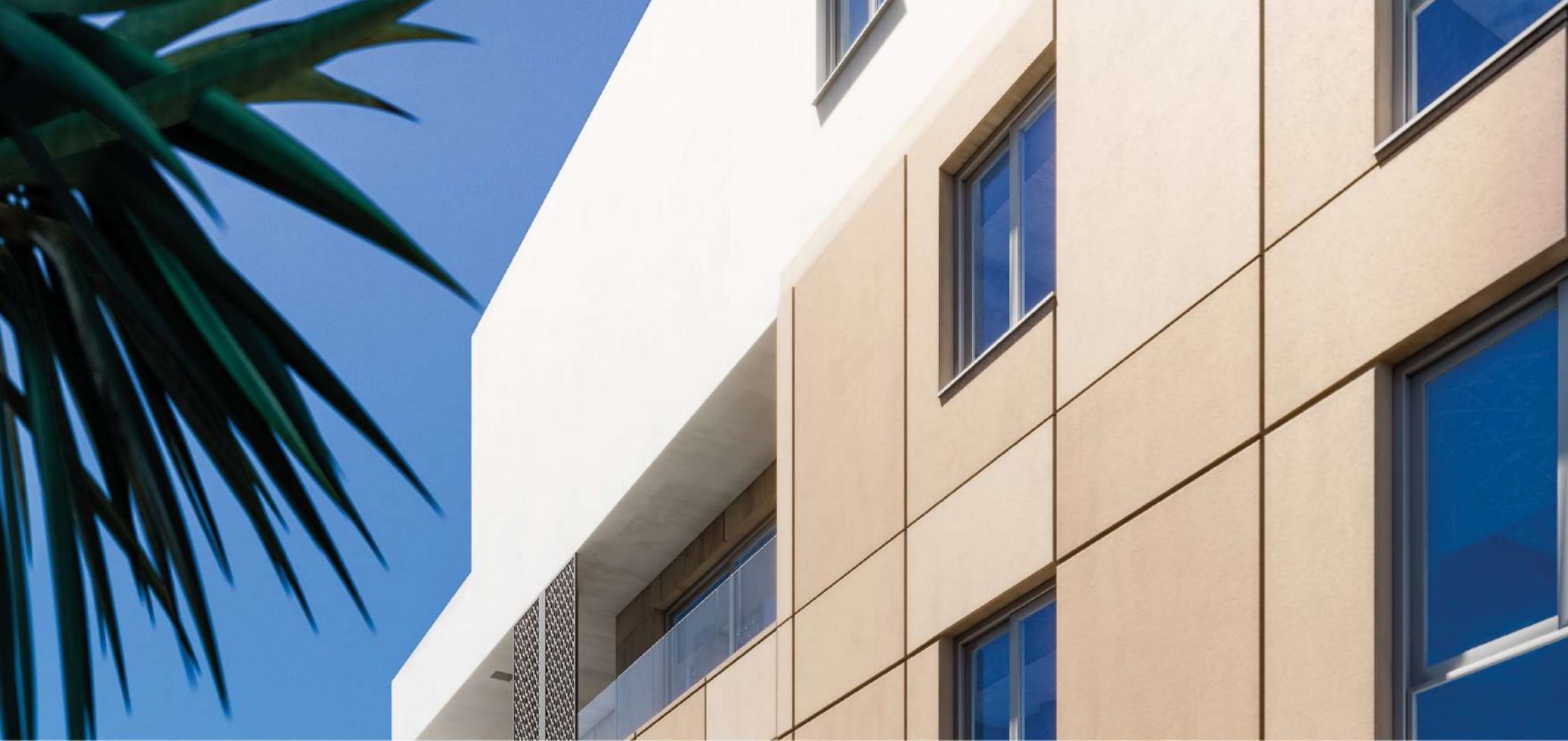
We specialize in the use of methods and materials that help achieve greater energy efficiency and the quality of buildings, achieving comfortable environments for those who live in them. We protect the environment and ensure the greatest energy savings in your home.

At Group Intxausti, we will be CO₂ neutral by 2022, promoting projects such as Work Life Balance, the photovoltaic park that will prevent 36,348,000 tons of CO₂ from being emitted into the atmosphere.

We believe in innovation as a lever to achieve better thermal and acoustic insulation, among many other advances.

A long history and a spirit of permanent improvement allow us to build homes of the best quality and design, bright, comfortable homes, well distributed and in which we take care of every detail. Houses in which to build your future.





Building

GUARANTEE OF
QUALITY OF LIFE
AND WELL-BEING



FOUNDATION AND STRUCTURE

The **structure** will be made of **reinforced concrete**, respecting current regulations and **CTE**.

The foundation will be executed according to the results of the geotechnical study.



ROOFS

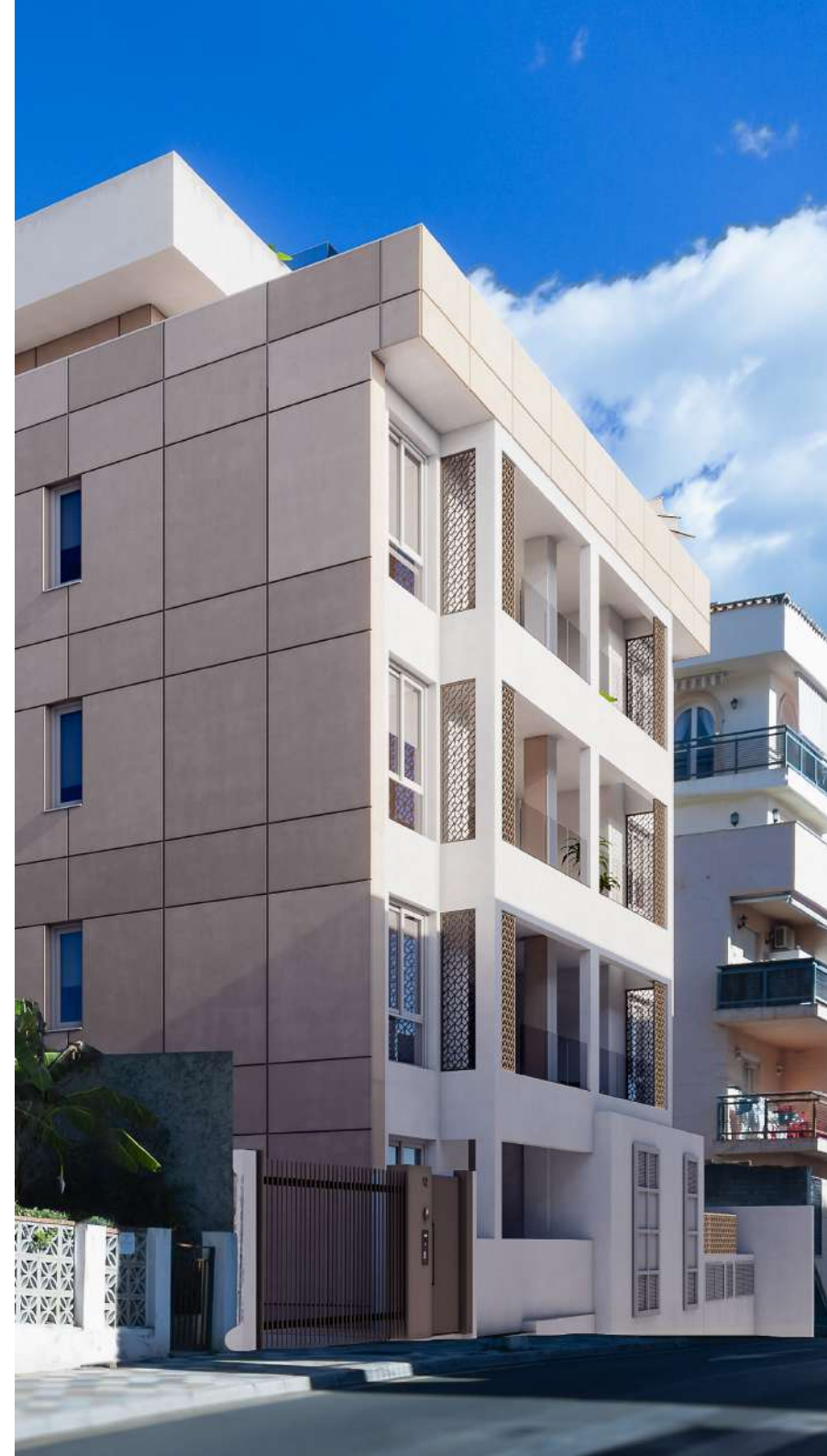
To ensure the best thermal insulation and impermeability, the **flat roofs** will be of the **inverted type (insulation from the outside)**, by means of impermeability with **double roofing felt** and insulation of rigid extruded polystyrene plates.

The finishing of the roofs and passable terraces will be done by means of **non-slip stoneware soldering pieces**, for outdoors.



FACADES

The exterior facade will be executed by combining a ventilated facade with the traditional system (water-repellent laying and outdoor paint), thus avoiding thermal bridges and reducing the energy demand of the house.





CARPENTRY AND GLASSWARE

The carpentry of the windows will be **lacquered aluminum** with thermal bridge breaking. They will be, except for technical requirements, **sliding opening**. In this way, both sound and thermal insulation are reinforced.

In the **living rooms** they will have a **window** with sliding doors for access to the terraces, maintaining both sound and thermal insulation.

The **glazing** of all windows will be **double glazed with a dehydrated air chamber type "Climalit"**, and with low-emission treatment to improve the well-being and thermal enclosure of the building.

Low-emission glass makes it possible to add features to double glazing, increase energy efficiency and thus achieve greater energy savings and comfort in the home.

Roller blinds will be installed allowing a darkening of the rest rooms.





Finishings

FOR THOSE WHO DREAM OF
NEW CONSTRUCTION HOUSING
WITH LUXURY FINISHINGS.



INTERNAL PARTITIONING AND INSULATION

The **interior divisions** of the house will be made on the basis of plasterboard partitions fixed by metal profiles with internal thermal and acoustic insulation of mineral wool.

In wet areas plasterboard boards will be of a water-repellent type.

The separation between dwellings and **between dwellings and common areas** will be made by means of **sound-resistant perforated brick sheet** backed with plasterboard plates with interposition of acoustic insulation of insulating and acoustically absorbing mineral wool.



INTERIOR CARPENTRY

The **access door** to the house will be armored with security anchor lock and finished in natural wood or white lacquered.

The interior doors have a choice of **white lacquered wood finishing and acoustic draught excluder**.

The modular **wardrobes** will be **built-in** with openable doors, with the same finishing as the interior doors. The interior will be lined and will have **an upper shelf and a hanging rail**.

The iron fittings, handles and pullers will be matt chrome-plated.





PAVEMENTS

In the kitchen and bathrooms, ceramic pavement of different formats will be installed with adhesive glue cement.

In the rest of the house the pavement will be wooden laminate flooring, placed on polyethylene sheet and skirting board to match the interior carpentry.





Facilities

QUALITY, COMFORT
AND DESIGN



COATINGS AND FALSE CEILINGS

The bathrooms, both main and secondary, will be tiled with **ceramic stoneware** placed with water-repellent adhesive cement. Combined with areas in eco-friendly plastic paint.

False ceiling with plasterboard will be placed in the hall, corridors, kitchen and bathrooms.

The walls and ceilings of the rest of the house and those in the kitchen will be **painted in plain paint**. The ceilings are white.



KITCHENS

The kitchen will be delivered furnished with **high and low furniture of large capacity**.

The worktop and frontal surface between high and low cabinets will be made of **Silestone, Compac or similar** and **stainless steel sink** with low-flow single-lever mixer taps will be installed, thus reducing water consumption.

The equipment included in the kitchen will be:

- Extractor hood
- Electric oven and microwave
- Induction hob
- Refrigerator
- Dishwasher
- Washing machine
- Pre-installation of dryer





HEATING AND HOT WATER

The installation of **hot and cold air conditioning** will be done through ducts with **supply grids** in the living room and bedrooms, in a false ceiling. Using an individual hybrid aérothermal equipment.

Room thermostat will be available in the living room.

The production of DHW will be carried out individually in each house by means of a high-efficiency **air/water aérothermal heat pump**.



ELECTRICITY AND TELECOMMUNICATIONS

The installation of telecommunications according to regulations of common telecommunication infrastructures.

The house will be equipped with an **Integrated Services Digital Network** (channeling) for possible installation of cable TV and there will be a reception installation for television, analogic and digital, radio and telephone, with sockets in living rooms, kitchens and bedrooms.

The degree of electrification will be **high**.

The provision of electrical and telecommunications sockets will be higher than that defined by the regulations.

Installation **of video intercom**.

The garage will have **pre-installation of charging for electric vehicles** according to current regulations.





PLUMBING AND SANITATION

The pipes will be made of **insulated cross-linked polyethylene** taking advantage of its resistance to any type of water, its low roughness and its lower thermal conductivity compared to metals such as copper.

The sanitation system will be made of PVC, the drains will be **soundproof**.

The main bathrooms have a bosom on the worktop and one suspended for the secondary ones. The sanitary ware will be made of white vitrified porcelain.

In addition, the bathroom will have an **extra-flat shower tray** while the other bathroom will be equipped with a **hydromassage bath**.

The **mixer taps** in the main bathroom will be **thermostatic** and bath in secondary single-lever **mixer tap**. In washbasins they will be single-lever mixer with low flow.

The houses will have a general valve of cut-off and independent valve of cut-off in the kitchen and bathrooms.

The terraces of the penthouses and the private outdoor spaces on the ground floor **will have water intakes**.





Urban development

THE BEST COMMON AREAS
TO RELAX AND ENJOY THE
MEDITERRANEAN CLIMATE



GATES AND STAIRS

The pavements of the gate will be made of stone or ceramic material, standard format, moderate pedestrian traffic.

The portal will be illuminated, obtaining a warm and prestigious atmosphere.

The lighting of the common areas will be with Low Energy Consumption Lamps (LBCEs).

Presence detectors with timer will be installed to control lighting in the gate, stair and floor vestibules, allowing electricity consumption in common areas to be reduced.



OUTDOOR COMMON AREAS

Community equipment will include the following:

- Community pools, outdoor shower and toilets, with solarium area to enjoy the bath and the sun.
- Hydraulic water lift for access to the pool basin.





GARAGES

The access door to the garage will be machined with remote control. The interior pavement of the garage is made of continuous concrete quartz polished. On the ramp and outdoor areas with printed concrete. Fire protection installation according to current regulations.



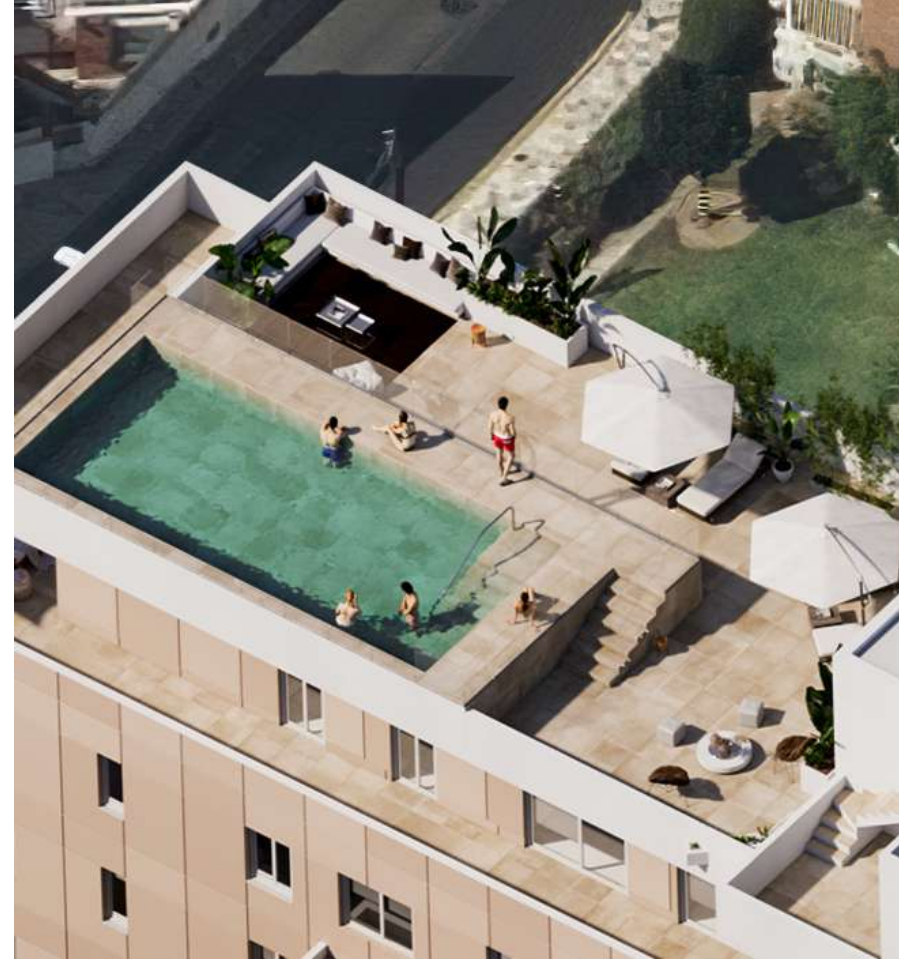
LIFTS

An elevator will be installed with access from all floors and directly connected to the garage floors, with automatic doors, overload detection and telephone connection, with capacity for 6 people.

The cabin will be adapted.

Energy-efficient characteristics:

- Stand-by mode
- Cabin with energy-efficient lighting
- Tractor unit with variable speed, power and frequency control





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We are waiting for you to answer any questions you may have and advise you on the decision and purchase process.

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The qualities and models specified in this report are subject to market availability and to the orders of the Project Management, therefore, they may be replaced or modified by others of similar characteristics.