



Our plot is located next to the Marchamalo's Salt Ponds ("Salinas de Marchamalo"), an emblematic site formed by a series of lagoons initially for the extraction of salt and now a protected area in which various species of birds, including the eponymous flamingos, have found their natural habitat.

The urbanization of the development is an attempt to extend that natural space by designing the landscape as a setting in which to locate purely Mediterranean plants that adapt perfectly to their surroundings. Nature as the backbone for the project. A permeable fence formed by wooden logs allows the limits of the plot to be defined while not disrupting the view of the surroundings.

Once inside the plot, we find a series of leisure spaces that will give us the sensation of remaining in contact with nature. The garden will be formed by shady trees such as olive trees and Aleppo pines; aromatics such as rosemary and lavender that, together with another series of plants such as Aloe striata, Echiniums and Agaves attenuata, reproduce a purely Mediterranean chromatic landscape. The plant life is not merely a decorative element. In this project, it is the element linking together the spaces, the transit areas, the creation of rest areas, shade, aromas, colours. The tools we have available when designing a Mediterranean garden are many and varied, and we use all of them to design privileged spaces within the development.

Through this garden we come to a bird observatory, a play area for pets, a chill-out area, a locker area for us to store beachside items; sports amenities for all ages such as a boules area, a circuit for joggers, a beach volleyball court, a gym; spaces for expanding the imagination of the youngest members of the family like a playground with a log cabin, and places to sit and read. The fact that the buildings are concentrated on the southern side of the plot means that the free space available is of considerable proportions. In other words, natural space becomes the main protagonist of this story.

The swimming pool will provide us with a raft of tactile, visual and olfactory sensations to complete our leisure experience.

Its finish transcends its design to a whole new level of style and grace, and featuring a jacuzzi.

Once inside the building, we will find a series of elements complementing the amenities, such as a fully-equipped spa designed for rest and relaxation, a wi-fi room, a gourmet hall and a series of bicycle racks; everything surrounded by pleasant lounge areas and sufficient height, designed for the contemplation of the garden and its surroundings.

## *Foundations and Structure*

In view of the vital importance of these elements in the design project and in light of the geotechnical report on the nature and properties of the terrain, we have been able to make the necessary calculations and designs to define the most suitable kind of foundation to provide extreme solidity; as well as a structure based on bi-directional floor slabs in reinforced concrete that will transmit the loads in two directions to the pillars.

## *Facade and Roof*

The facade is designed to blend in with the environment. The railings on the spacious terraces facing the sea are made with safety glass, enabling residents to enjoy wonderful and almost completely unhindered sea views, both from the terrace and inside the house.

In addition to imbuing the building with an exclusive image and its own identity, the façade has been devised to achieve a very demanding degree of comfort. It will be built through the installation of a thermal and acoustic envelope that will surround the entire structure of the building. This envelope will insulate the building even at those points where traditionally this was not done, using breathable materials with excellent characteristics in terms of thermal and acoustic insulation, leading to less energy consumption. This system, technically called "ETIS" (external thermal insulation system), consists precisely in placing the insulation in the building's outermost layer and this, together with a series of special mortars, gives a smooth, light and rigid appearance. This system is supported on porcelain stoneware tiles. Internally, there will be a cavity wall and an inner lining of laminated gypsum sheeting to ensure an adequate appearance on the inside of the homes.

In order to add an extra layer of thermal insulation, the flat roof, in addition to its waterproofing through a bitumen membrane, will include a layer of extruded polystyrene finished with a floor of gravel on areas not intended to be walked on and wood-imitation ceramic tiles on the accessible terraces. Those open-air terraces located above other terraces will not require thermal insulation.

## *Masonry*

The option chosen for the building system to separate homes combines a brick wall with a core of galvanized steel and a sheet of laminated gypsum, dressed on either side by a panel of mineral wool, all designed to guarantee intimacy and comfort by applying an excellent system for thermal and acoustic insulation. For the separation between areas of the home for different uses, we will construct the walls in laminated gypsum sheeting held in place with metallic profiles separated by a panel of mineral wool. In kitchens, bathrooms and toilets, the gypsum sheeting will be specially treated. With this system, in addition to achieving a high level of acoustic and thermal insulation, the walls are perfectly smooth and the paintwork will provide the desired luminosity or warmth, at the same time as we contribute to the environment by considerably reducing the volume of waste generated during execution.

The interior of the homes is designed to offer an atmosphere of acoustic comfort and a temperature that will make being there a pleasure. To achieve this, we will have not only the mechanisms provided through the insulation in the façade and the masonry, but also an internal installation for air conditioning and ventilation that make it possible to achieve optimal conditions in terms of temperature and humidity.

The building's climate control system optimises energy consumption which, together with hot water boiler which uses the heat generated from renewable energy resources, enables energy consumption to be kept to a minimum.

## *Exterior and Interior Joinery*

The design of our exterior joinery reaches one of the best standards in thermal insulation: we have chosen lacquered aluminium with breakage of the heat channel to prevent the interior and exterior faces from coming into contact by inserting a separating sandwich that prevents the transmission of heat or cold, thus generating, among other important advantages, energy savings and a reduction in condensation due to differences in temperature and the degree of humidity. Moreover, it will include Climalit type or similar double glazing with sealed air. This will allow us to obtain a high level of efficiency in acoustic and energy terms, with high percentages in insulation that will be translated into a constant saving on our energy bills, as well as lower emissions of CO2 into the atmosphere.

The rooms can be darkened by means of aluminium blinds in the same colour as the external woodwork.

Interior joinery. For your security and safety, the entrance door to your home is armoured and has a security lock, anti-jimmy hinges and an optical peephole. The doors between rooms will be smooth and lacquered in white, a modern and elegant solution, finished with solid edging and chromed handles and fittings. The fitted wardrobes will go from floor to ceiling, with sliding doors matching the room doors. Additionally they will be lined inside with textured melamine, with shelving and hanging bar.

## *Interior Cladding*

As we will be working on totally smooth walls, we will give them a hint of luminosity by proving an impeccable finish in acrylic paint, the same as on the ceilings; the colour may be chosen from a range of tones. The ceilings will be finished in white acrylic paint. As one of the bathrooms will house the air conditioning installation, its ceiling will be accessible for maintenance purposes.

The satisfaction of all our clients is always foremost and, as an item of added value, an elegant design in porcelain stoneware tiles has been selected for the interior floors throughout the home due to its great resistance and durability.

Above all, a very important factor to bear in mind is that it is an excellent anti-allergen material, extremely hygienic due to its low porosity, making its cleaning easier and preventing the emergence of germs and mould.

In the kitchens, the socle on the worktop will be in porcelain-like ceramic, combined with acrylic paint depending on the type of home. In the bathrooms, our clients will be able to choose from several models of cladding.

The exterior surfaces of the terraces in all homes will be finished with non-slip wood-imitation porcelain-like tiles.

## *Plumbing and Electricity, Air Conditioning and Hot Water*

Energy, our premise for endowing the building in its entirety with capacity and strength. To do in the execution of the plumbing, we will use multi-layer or PEX pipes, definitely one of the pipe technologies classified as most advances for its excellent properties, such as resistance to high temperatures and abrasion, and for its durability. Stop-cocks will be fitted in all wet areas, together with additional stop-cocks on each bathroom fitting, except showers. The bathrooms will have shower trays, glass screens, bathroom furniture with washbasin on top, two drawers and top quality sanitary ware. Taps will be lever-operated mixer taps.

The electric installation will be executed with a high level of electrification to cover the entire range of our clients' needs. It will include independent circuits for lighting, sockets, domestic appliances and heating and cooling equipment. Television sockets will be fitted in lounges, bedrooms and on terraces, with a telephone socket in lounges and the master bedroom. Lounges and bedrooms will have access

to broadband telecommunications services to enable high-speed access, excellent data transmission capacity and greater security. All cabling will be fed through flame-retardant conduits.

So that our customers do not lose contact with their countries of origin, equipment is included for the capture of television signals totally free of charge in Spanish, Russian, French, English and German. Communal areas will have integrated automatic motion detectors to light on.

For greater comfort in your home, the heating and cooling installation (hot and cold air) will be fitted through conduits.

The hot water will be generated through an installation that combines a series of renewable energy systems that will produce energy from the sun and hot air, and will minimise the use of fossil energy.

The residence has an air conditioning system which uses direct expansion machines to provide both warm and cool air. One of these is situated in the roof of the building, while another is installed within a false ceiling in one of the bathrooms.

## *Kitchens*

So that the kitchen can be our clients' favourite corner, we have focused all our attention on a very attractive design.

Equipped with cabinets in high-gloss white finish, and also domestic appliances to make those wonderful recipes: a conventional oven, a ceramic hob, a fridge-freezer, a microwave and a decorative extractor hood. A single-basin stainless steel sink with a lever-operated mixer tap. Preparation areas will be fitted with Silestone or similar worktops. Kitchens vary in design depending on the type of home: visually-communicated kitchens, cooking peninsulas integrated into the lounge, or separate kitchens.

## *Lifts*

Modern lifts, suitable for people with reduced mobility, will be fitted with a selective memory when descending and automatic, high-quality and efficient doors, as well as low noise levels in operation. Lifts will incorporate a variable-frequency drive to provide greater security and also to extend the working life of the motor as well as any associated mechanical parts.

For residents peace of mind, the residential will have a CCTV for monitoring accesses and common areas.

## *Garage*

For the conservation and protection of our customers' vehicles, the garage provided will be built with reinforced concrete walls.

The flooring in floated concrete will provide a uniform surface that is smooth, resistant, and long-lasting.

A combination of forced and natural ventilation systems is planned is planned to take advantage of the building's conditions. It will be fitted with emergency systems (detectors, alarms, light fittings, ...) and fire extinguishing facilities in line with regulations. For the greater convenience of our clients, areas have been set aside for the storage of bicycles. Access to the garage will be through a general automatic door operated by a magnetic key and a remote control. Within the personalisation options, our clients can have an Electric Vehicle charging point at his parking space.

## CUSTOMIZATION OF YOUR HOME

The most important thing is that our clients are able to live in their dream home. That's why you can be involved in the personalisation of your home within the stipulated deadlines. We will work for and with our clients towards a shared goal: turning your wishes into reality.



Dwellings can be adapted for people with reduced mobility.

### GUARANTEES FOR ADVANCES

Our customers are reminded that all sums paid on account, plus interest on the same, will be guaranteed by a leading financial institution.

The contents of the present leaflet may be altered to comply with the requirements of the Administration or the Supervising Architect.

*[www.residenciallosflamencos.com](http://www.residenciallosflamencos.com)*

**968 510 380**

*In case of any difference between the contents, the valid technical specifications will be the ones compiled in the Spanish version.*