

# UNELMA

E S T E P O N A

coanfi

## Quality Specifications



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QUALITY SPECIFICATIONS  
UNELMA

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# Residential building

## Facade

Masonry façade with internal insulation. The exterior finish consists of a continuous rendered and painted coating. The interior lining is a lightweight plasterboard dry lining system with insulation within the cavity, complying with the requirements of the Spanish Building Technical Code (CTE).

## Interior partitions

The interior partitions of the property are lightweight plasterboard systems with insulation within the cavity.

## Floors and wall finishes

The general flooring of the property is porcelain stoneware.

The terrace flooring is non-slip porcelain stoneware in the same colour tone and format as the interior flooring.

The general interior wall finish of the property consists of smooth white plastic paint.



## External Carpentry

External aluminium carpentry in anthracite grey. The sashes are sliding or tilt-and-turn depending on the room. Double glazing with an insulating air cavity is provided. In bathroom windows, the glass is translucent.

Roller shutters are installed in bedrooms and the living room, in a colour matching the external carpentry.

## Interior carpentry

### ■ Doors

The access door to each property is a armoured door, matching the interior carpentry and equipped with a high-security lock. Interior doors are white lacquered with stainless steel handles.

### ■ Walk-in closets

Built-in walk-in closets in the master suite, depending on the property and the plans, internally fitted with a hanging rail, top shelf, and a drawer module.

### ■ Wardrobes

Built-in wardrobes in the bedrooms, depending on the property and the plans, internally fitted with a hanging rail, top shelf, and a drawer module.

## Kitchen

All kitchens are equipped with an induction hob, an integrated recirculating extractor hood with a carbon filter, a column-mounted oven and microwave, a sink with faucet, a panelled dishwasher and refrigerator, and a washing machine located in the laundry room or cupboard according to the plans.

Upper and lower cabinets are made of matte-finish laminated material, with a countertop and backsplash in compact quartz or porcelain.

The remaining kitchen walls are finished with smooth plastic paint.

The storage peninsula and its countertop have tones similar to those of the kitchen.



## Main bathroom

The floor is covered with ceramic tiles, and the walls are finished with ceramic tiling and smooth plastic paint, depending on the case.

The washbasin has a suspended vanity unit and a plain mirror. The toilet is white with a concealed cistern.

The bathroom features a non-slip shower with a thermostatic mixer and a shower screen with a fixed panel.

## General Bathroom

The floor is covered with ceramic tiles, and the walls are finished with ceramic tiling and smooth plastic paint, depending on the case.

The washbasin has a suspended vanity unit and a plain mirror. The toilet is white with a concealed cistern.

The bathroom features a non-slip shower with a thermostatic mixer and a shower screen with a fixed panel.



## *Amenities and communal areas*

The residential development features a large landscaped common area, which includes walking and relaxation zones, as well as spacious swimming pools, with an irrigation and lighting system ensuring a safe and welcoming environment at all times. It also includes a fitness area, workspaces, and a pet-friendly zone.

Access to the garage is through an automated metal gate with a photoelectric sensor and door receiver.

### *Garages and storage rooms*

Each property includes a storage room and a parking space, with additional parking spaces available for those who require them.

The complex features pre-installation for electric vehicle charging points.

### *Customizations*

The properties offer various customization options that can be configured during the sales process.

# Installations

## Heating and cooling

The heating system is provided by a highly efficient aerothermal system, which harnesses energy from the air and significantly reduces consumption. Heat distribution is via underfloor heating.

Air conditioning is distributed throughout the dwelling via ducts, with supply grilles in the living room and bedrooms.

## Hot and cold water

Hot water is produced by the aerothermal system.

The plumbing installation includes water outlets for all sanitary fixtures in the bathrooms and kitchen, as well as for all appliances.

## Properties ventilation

The properties will incorporate a single-flow controlled mechanical ventilation to ensure indoor air quality and compliance with the Spanish Building Technical Code (CTE).



## Electrical and telecommunications installation

The property electrical installation will include electrical and telecommunications outlets, in compliance with all the requirements of the Low Voltage Electrical Regulation.

## Smart home system

Motorized blinds are installed in the bedrooms and living room.

A basic home automation pre-installation is provided, allowing optional integration of lighting, alarm, and climate control systems.

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