

Célere

● **CALA SERENA
SUN**

Mijas Costa

Summary of specifications



Homes that innovate your life

• Structure

The structure of the homes is reinforced concrete with waffle slab floor structure. An independent technical control body guarantees the perfect execution of the structure, which is also covered by a ten-year insurance policy.



• Façade

The façade of the building has its own image and identity, with a motor cladding finish according to the project design colour.

• Exterior Carpentry

The interior carpentry is aluminium, grey on the outside and white on the inside.

All bedroom and living room windows have blinds in the same colour as the exterior carpentry and built-in thermal and acoustic insulation.



• Partition walls and insulation

Homes are separated by means of traditional perforated solid brick partitions with laminated gypsum board on each side and with mineral wool insulation on each of the sides.

The interior partitions between the different rooms of the house have a laminated plasterboard on each side with insulation. In wet areas the plasterboard is damp-proof.

• Flooring

The flooring in the entrance hall, living room, bedrooms, kitchen and hallway areas is premium quality porcelain stoneware tiles, with white MDF skirting board.

In the bathrooms, toilets, kitchen, laundry room and terraces, top quality ceramic tiling has been chosen.



• Vertical and Horizontal Surfaces

The walls of the hall, living room, bedrooms and hallway are finished in smooth, light-coloured plastic paint.

Bathrooms are tiled in an elegant combination of stoneware and paint according to the project.

The kitchens, between the lower and upper cabinet fronts, will be finished in compact quartz or similar, identical to that of the countertop. The rest of the vertical surfaces, where there is no furniture, are painted with plastic paint.

In hallways, bathrooms and the kitchen there are plasterboard suspended ceilings, and in rooms where the indoor air conditioning and ventilation machinery has been installed, the ceiling will be accessible or have access points.



• Interior carpentry

The entrance door to the house is armoured, finished in white, both inside and out, with a smooth satin chrome knob, equipped with a security lock.

The interior doors are finished in white, with smooth satin chrome handles.

Closets are modular in white, with hinged doors and have smooth satin chrome handles, they are lined inside with veneered plywood and a faux fabric finish, equipped with a luggage shelf and a hanging bar.

• Kitchen furniture and home appliances

The kitchen comes fitted with spacious low and high cabinets with a compact quartz material countertop. The single-basin sink has a removable mixer tap.

Household appliances are supplied by the brand BOSCH or similar and include;

- Pull-out stainless steel hood, depending on type.
- Ceramic hob
- Multi-function stainless steel oven.
- Stainless steel refrigerator
- Built-in dishwasher.
- Washing machine.



• Sanitary ware and taps

From the main bathroom comes with a white built-in washbasin cabinet. The vitrified porcelain sanitary ware and toilet are white and so is the shower tray.

Bathroom 2 is also supplied with a top quality white built-in washbasin cabinet, a white vitrified porcelain toilet and a white bathtub.

All the taps are chrome-plated finish mixer taps, except for the shower taps, which are thermostatic.

Additional accessories supplied include mirrors in the bathrooms and toilet.

● Heating- HVAC and hot water

All homes have an aerothermal system to produce DHW. HVAC is by heat pump and duct installation.

The homes have an individual forced ventilation system, thus complying with current indoor comfort and health regulations. This ensures proper ventilation of the rooms and minimises energy consumption.

Electric underfloor heating system in bathrooms on 1st floor.



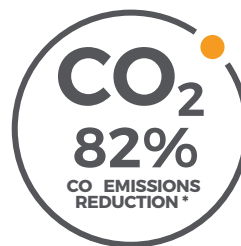
● Energy rating B

The homes have a **B** energy rating, leading to a reduction in CO2 emissions and a significant reduction in the building's energy demand (heating, cooling and hot water).

This rating is achieved by adopting the following measures:

- ⚙ Greater thermal insulation obtained by improving the thermal envelope by doubling the facade insulation, improving the roof and separation from common areas, as well as carpentry with a thermal break .
- ⚙ DHW production facilities take advantage of renewable energies complying with the coverage percentage required by law. This means a reduction in energy consumption and a reduction in CO2 emissions.
- ⚙ Home ventilation:
 - Forced ventilation in homes.
 - Continuous ventilation of the home through extraction from bathrooms and the kitchen and conducted to bedrooms and living room.
 - Carpentry with micro-ventilation position.
 - This reduces energy consumption in the home with respect to the minimum required by law.

This rating leads to estimated energy savings of 82% and, therefore, significant economic savings, taking a home with an F energy rating as a reference.



* Estimated energy saving calculation of a typical 95m² dwelling with a C rating compared to an F rating reference home, in accordance with the "Energy Efficiency Rating of Buildings" published by the Institute for Diversification and Saving of Energy (IDAE) in July 2015, and other regulations that complement and/or could replace it.

** Guaranteed minimum saving in domestic hot water consumption (DHW) in the building as a whole, taking into account its location and the minimum occupancy values according to the current applicable standard.

• Electricity and telecommunications

The rooms come with top-quality, white, flat-design mechanisms, sufficient to guarantee optimal use of each of the surfaces that make up the home. On the ground floor terraces, a watertight electrical socket, a TV socket and a light point are provided.

All rooms in the home, except for the bathrooms, have a television and FM and telephone connection, except in the bathrooms and toilets. Likewise an electronic intercom opens the access doors.

The homes come with a satellite dish pre-installation for reception of digital channels and cable TV installation.



• Plumbing

Each home has mains water shut-off valves inside.

In the ground floor gardens and in the solarium according to type, there is a tap water connection.

• Communal Areas

The development has a large, sunny saline chlorination, swimming pool for adults, equipped gym, social room and toilets.

Wi-Fi and TV are available in the social room.

The development will have access to a cardio-protected area, consisting of the installation of an external Cardio Guard Systems defibrillator to be used in the event of a cardiac emergency.



• Lifts

Communal areas have lifts with automatic doors and are suitable for use by people with reduced mobility.

• Garages and storage rooms

Some homes, depending on the type, have a floor below ground level for use as a garage and storage room.

Vehicle entry is by remote opening of the motorized garage door.

Storage rooms will be painted in white with stoneware tile flooring.

Garages come with pre-installation for electric vehicle recharging in accordance with regulation (ITC) BT 52.

