

ALMA

BY SIESTA HOMES

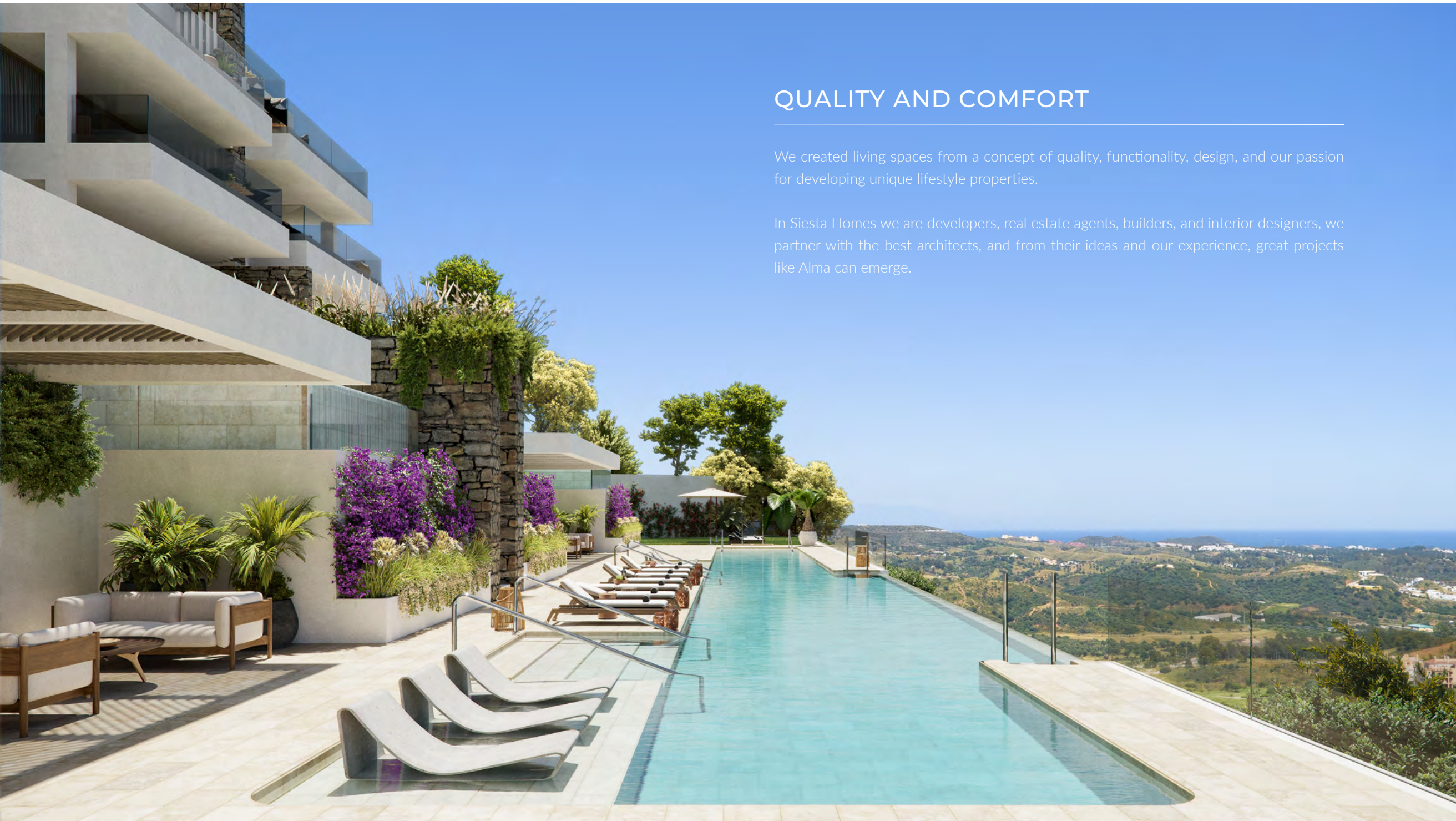
QUALITY SPECIFICATIONS | ALMA BY SIESTA HOMES



QUALITY AND COMFORT

We created living spaces from a concept of quality, functionality, design, and our passion for developing unique lifestyle properties.

In Siesta Homes we are developers, real estate agents, builders, and interior designers, we partner with the best architects, and from their ideas and our experience, great projects like Alma can emerge.





FOUNDATION

Reinforced concrete foundations in compliance with the parameters specified by the Geotechnical Study and the regulations in force.

STRUCTURE

Reinforced concrete portico structure with waffle slabs in accordance with the project forecasts and the applicable regulations.

FACADES AND ROOFS

Façades made up of an external ceramic brick wall with an external painted render finish, as well as another internal wall with laminated plaster partitioning.

Inverted flat roofs, finished with non-slip porcelain stoneware tiles in trafficable areas and with a floating system on the terraces of the dwellings.

INSULATION

Thermal and acoustic comfort will be ensured throughout the building envelope by means of an insulation system in compliance with the requirements of the Technical Building Code.

EXTERIOR CARPENTRY

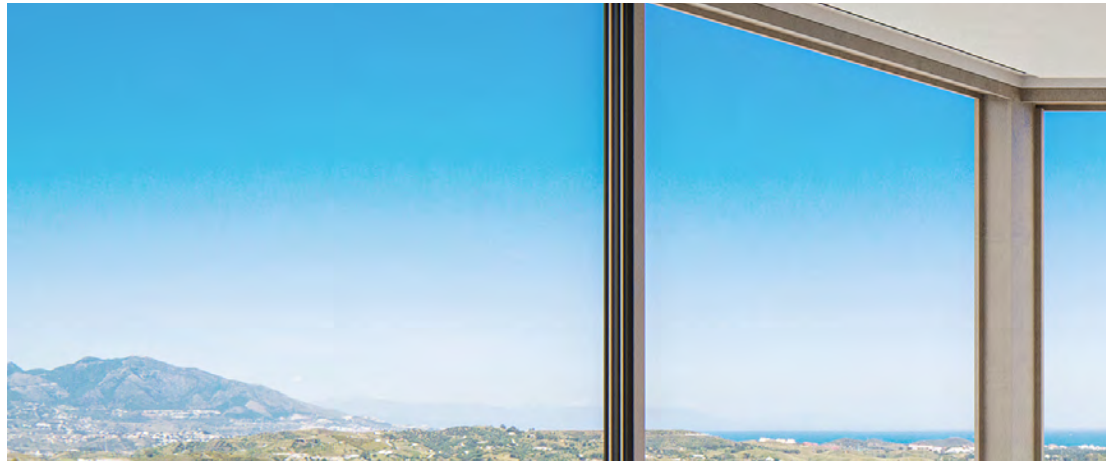
Exterior carpentry of the highest quality in aluminium with thermal break system equipped with low-emission double glazing.

PARTITION WALLS AND DIVISIONS BETWEEN DWELLINGS

Interior divisions of dwellings made with laminated plasterboard partitioning system with galvanised steel profiles and acoustic/thermal insulation on the inside.

Division between dwellings will be made of ceramic brickwork, with self-supporting partitioning on both sides of laminated plasterboard partitioning with acoustic/thermal insulation inside.

Separation with common areas made up of an external ceramic brick wall with painted rendering on the outside, as well as another internal wall with laminated plaster partitioning on both sides.



Aluminium profiles with thermal bridge break

INTERIOR CARPENTRY

The access door to the dwelling will be armoured, with security lock and interior finish similar to the rest of the interior doors

The interior doors will be hinged or sliding, depending on the case, with a solid white lacquered smooth leaf and a leaf height of 210 cm, with acoustic protection rubber weatherstripping and stainless steel fittings and floor-ceiling effect by means of upper panelling.

The wardrobes will have doors with the same finish as the interior doors and will be lined on the inside, with drawer units, luggage shelves, hanging rail and interior LED lighting in bedrooms.



Modular folding door wardrobes with interior lining; Floor-ceiling effect doors



KITCHEN

Kitchens equipped with top quality wall and base units as well as island with base units, Silestone worktop, large format stainless steel sink under worktop, light under wall units, etc. and fitted with the following appliances:

- oven;
- microwave oven;
- induction hob;
- integrated dishwasher;
- built-in refrigerator;
- extractor hood.

FINISHES

The flooring in the dwelling will be of high quality porcelain stoneware of large format, non-slip in the terraces and necessary areas.

The vertical cladding in the bathrooms will be high quality porcelain stoneware combined with painted walls, according to the project design.

The house will have a false ceiling of laminated plasterboard throughout, according to the project design, with registers for machinery access.

TAPS AND SANITARY WARE

The bathrooms will be fitted with a wall-mounted unit with microcement washbasins and top quality HANSGROHE taps, single lever in washbasins and thermostatic mixer taps in showers.

The NOKEN brand vitrified porcelain toilets, suspended and with concealed tank, in line with the design of the promotion.

Shower trays made "in situ" with the same material as the bathroom flooring with anti-slip material.

The bathrooms will have underfloor heating, shower screens and mirrors with LED backlighting.





INSTALLATIONS

The dwellings will be equipped with a high electrification installation, with electrical sockets in all rooms in accordance with the REBT with high quality mechanisms.

There will be a telecommunications installation with sockets in the living room, bedrooms, kitchens and terraces, in compliance with the regulations for this type of infrastructure.

Pre-installation of burglar alarm.

Video intercom and basic home automation system with management of technical alarms by means of a mobile application.

Air conditioning and domestic hot water system using individual arothermal heating with double distribution, underfloor heating/cooling and air ducts in false ceilings with grilles.

Built-in and insulated plumbing installation, with soundproofed drainage pipes to achieve maximum comfort in the home. Water connection on the terraces.



TERRACES AND SOLARIUMS

Pergolas on terraces of prefabricated fair-faced concrete or wood, according to project design. Fitted with private swimming pools and mini kitchen-barbecues on terraces, depending on the case.



EQUIPMENT OF THE DEVELOPMENT

All the communal areas will be finished in accordance with the design of the development, with the interior distribution areas (stairs, doorways, corridors, etc.) paved with large-format porcelain stoneware, large capacity lifts (up to 6 people), high efficiency automatic lighting.

Outdoor areas of deactivated concrete with exclusive landscaped gardens.

Large outdoor infinity-type swimming pool with large-format porcelain stoneware paved areas and lawn areas, recreation area with shaded pergolas, toilets, etc. etc.

Gastrobar.

Gym equipped with a full range of state-of-the-art equipment.

Indoor heated mini swimming pool with static swimming system.



GARAGE

Garage treated in keeping with the design of the rest of the development with designer LED lighting, mechanised access door with remote control, polished concrete interior paving, printed concrete ramps, application of epoxy resin or liquid porcelain for decorative use.

Fire protection installation in accordance with current regulations.



Automatically operated vehicle access door

ENERGY RATING

Energy qualification (energy qualification values pending verification by the site management).



Improvement of construction solutions to optimise energy consumption and guarantee user comfort and enjoyment.



Use of LED bulbs in different areas of the building, guaranteeing optimum consumption, duration and efficiency.



Sanitary devices will be environmentally friendly. Its low consumption means a significant saving in the bill as well as contributing to improve our environment.

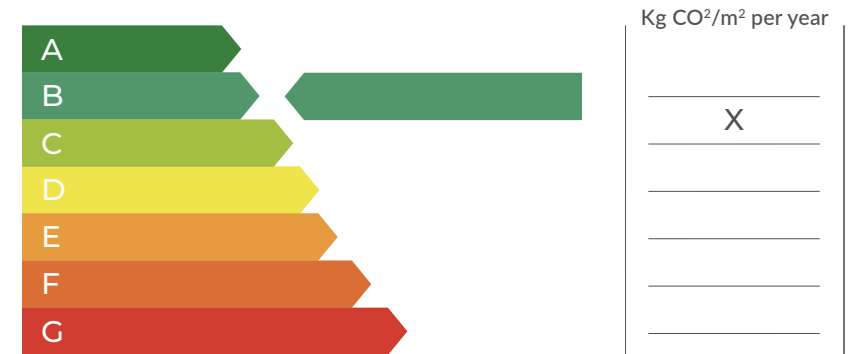


Latest technology in air conditioning and air quality systems, prioritising both the final result of the product and low consumption.

NON-RENEWABLE PRIMARY ENERGY CONSUMPTION



CARBON DIOXIDE EMISSIONS

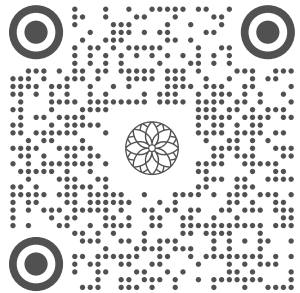


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Our quality standards provide excellent results that will guarantee the comfort and enjoyment of the user's home, enjoying not only the best qualities on the market, but also the lowest possible energy consumption.





This building specifications report is merely indicative, and Siesta Homes reserves the right to introduce those modifications that are motivated by technical or legal reasons, that are indicated by the architect director of the work as being necessary or convenient for the correct completion of the building or that are ordered by the competent public bodies, in which case they will be replaced by others of equal or superior quality. The images in this brochure are for guidance only and are not contractually binding.

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