



SPECIFICATIONS (PHASE I)

I. INFRASTRUCTURE

- **BUILDING STRUCTURE:** reinforced concrete columns and slabs.
- **PARKING SPACES & STORAGE FACILITIES:** mechanically screed concrete floor in basement, with quartz coloured finish.
- **WATER STORAGE:** a tank large to supply potable water , another water tank for irrigation, and third tank for the fire-fighting purposes.
- **EXTERIOR BRICKWORK:** a cavity wall with polyurethane insulation.
- **ROOFS:** sloping roofs finished in old and new terracotta tiles; terraced roofs finished in terracotta floor tiles, and flat un-terraced roofs finished in gravel.
- **THERMAL INSULATION & SOUNDPROOFING:** **Thermal** insulation on all exterior brickwork and on terracing. **Soundproofing** in 8 cm cavity in party walls, filled with two layers of rock wool panelling.

II. EXTERIOR

- **EXTERIOR FINISH:** un-ruled exterior rendering with rustic finish, and coloured emulsion paint.
- **WINDOW SILLS:** terracotta tiles with leading drip-line.
- **EXTERIOR DOORS & WINDOWS:** *Alcoa, Series 950*, red port-wine anodised aluminium units with multiple-point locking system for sliding doors/windows, and *Series 7,050* for hinged units, or similar.
- **BEDROOM BLINDS:** Automatic, anodised or laquered aluminium units in colour similar to the exterior windows and doors, with extruded polyurethane insulation.
- **GLAZING:** double-glazing, with *Climalit* type cavity, or similar.
- **PLANTERS:** automatic drip irrigation system in terrace planters.



III. INTERIORS

- **PARTITION WALLS:** interior partition walls in double-cavity ceramic brick walls.

- **INTERIOR FINISH:** **Walls** rendered and skimmed smooth in perlite and plaster; **Ceilings** rendered and skimmed in plaster; **False Ceiling** in smooth skimmed plaster in hallways, bathrooms and kitchens. Plaster mouldings in lounge and bedrooms.

- **FLOORS:**

Interiors: cream coloured "*crema marfil*" 40 x 40 marble floor tiles laid in perpendicular courses throughout and diagonally in lounge and master bedroom; marble treads on interior stairs in duplexes.

Staircases: cream coloured "*crema marfil*" marble floor tiles laid diagonally with decorative corner tiles and surround at entrance to apartments, marble treads on stairs, and travertina marble insert at entrance to front door.

Exterior Terracing: machine manufactured decorative terracotta 30 x 30 cm tiles or similar, with decorative surround and white marble inserts in front of lounge, as per plans.

Paving in Communal Areas, Staircase Treads & Exteriors: machine manufactured terracotta-paving tiles, with terracotta bricks or tiles on staircase treads.

Paving in Swimming Pool Area: handmade or machine made terracotta bricks or paving tiles, combined with marble or ceramic decorative inserts.

- **BATHROOMS:** Walls and floor in cream coloured "*crema marfil*" marble tiles, with cream coloured "*crema marfil*" marble top.

Sanitary units in *Roca "Verónica"* or similar, with "*Amura*" mono-block taps or similar, and multiple spray mode shower in master bathroom.

- **KITCHEN:** Completely fitted kitchen with coloured wooden furniture & floor finished in 60 x 60 cm gres floor tiles.

Siemens, Bosch or similar electrical appliances: vitro-ceramic hob, extractor hood, fridge (American-style fridge in Penthouses form block 3 up to block 18), oven, dishwasher, microwave, washing machine and dryer.



- INTERIOR WOODWORK:

Front Door to House: reinforced, 50 mm thick wooden Iroco door unit, to be varnished, with vertical slats, decorative nails and security lock.

Interior Doors: 45 mm thick, solid DM units, with mouldings and frame surround, lacquered in a light colour and finished in nitrocellulose-based gloss.

Wardrobe Doors: 35 mm latticed door units matching the interior doors; interiors lined and fitted with clothes rail, shelves, draw and shoe rack.

Fittings & Door Plates: with brass-coloured finish.

IV. DETAILS THAT DISTINGUISH LA ALZAMBRA

- Music pre-installation in lounge and master bedroom.
- Domotics: central control unit with touch-screen monitor controlling on/off air-conditioning, under-floor heating, alarm, hot-water cylinders and blinds.
- Extractor fan and infrared heaters in bathrooms.
- Under-Floor heating in bathrooms.
- Separate hot and cold air-conditioning installation in each house.
- Telephone sockets in lounge, kitchen and bedrooms.
- TV aerial and satellite dish socket in lounge and master bedroom.
- Safe in master bedroom.
- Top quality electrical fittings throughout.
- Where indicated on plans, Argentinean barbecue and pergola on terracing in rooftop apartments.



- Where indicated on plans, polyester pool measuring approximately 3.80 x 2.15 m in rooftop apartments.

- Each house has a parking space and a storage facility, except the rooftop apartments, which have at least two parking spaces and a storage facility.

Hot water heated by electrical 150 litre and 200 litre hot water cylinders.

V. SECURITY

- Alarm installation in each apartment.
- Perimeter wall circling entire complex, around all the phases of LA ALZAMBRA HILL CLUB, with a single entrance supervised by a security guard in a security hut, and closed circuit television throughout perimeter wall.
- Automatic garage door.
- Video intercom system.

VI. EXTERIOR FACILITIES

- **Exclusive Private Club:** poolside bar in rustic wood, gymnasium, sauna, WCs and showers.

- **Gardens:** tropical landscaped gardens with limestone rock-garden, swimming pool and lake, tropical trees, a variety of exotic species of shrubs, and flower borders, with automatic irrigation facilities, solarium, wooden bridge, rustic wooden sleepers to prevent erosion in landscaped areas, and terracotta brick footpaths. Exterior lighting is automatically controlled to reduce community electrical consumption.

- **Perimeter Wall:** the perimeter wall consists of an *Abdalajis* stonewall and steel railings.

VII. TEN-YEAR GUARANTEE

Ten year guarantee against any damage to property caused by any faults or defects affecting the structural items of the buildings.