


QUALITY SPECIFICATIONS

Albatross Casares

Casares, Málaga



-  **FOUNDATION AND STRUCTURE**
Reinforced concrete structure for building with corrugated iron structure built-in according to CTE.
-  **FACADES**
External enclosure with perforated ceramic bricks coated and painted.
Pergolas made of wood in penthouses.
Terraces including parapet made by bricks and/or handrail made by metal.
-  **ROOFS**
Inclined roof finished with mixed ceramic tile.
Transitable roofs with non-slip stoneware floors.
-  **EXTERIOR CARPENTRY**
Made of aluminium with double glazing Climalit system or similar, lacquer finish.
Blinds made of aluminium slats in bedrooms.
-  **INDOOR WALLS**
Partition walls of bricks with plaster coating and painted.
Division Walls between apartments made of bricks with plaster coating or tiling, depending the area.
Division Walls between apartments and common areas made of bricks with plaster coating or tiling, indoor area; and cement mortar coating and painted.

-  **INTERIOR CARPENTRY**
Entrance armoured door with smooth finished in beech colour, security fix fittings, exterior handle and peephole.
Interior doors with flat face and smooth finished, beech colour, fix fittings and handle.
Modular wardrobes with sliding or folding doors to match with interior doors, with lined interiors including drawers, luggage compartment and hanging rails.
-  **PAINTWORK**
Indoor painting of plastic paint in white colour.
-  **FLOORING AND COATING**
Flooring made of marble cream colour on all rooms (living room, bedrooms, bathrooms, hall and corridor)
Flooring made of stoneware in kitchens.
Non-slip tiles made of stoneware for terraces.
Cream colour marble tiling until middle high in bathrooms.
False ceiling made by removable plasterboard in bathrooms and made by laminated plaster in necessary locations inside the apartments for hiding installations.
Ceramic tiling in two colours for kitchens.

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SANITARY HOT WATER AND AIR CONDITIONING

Air conditioning installation included. It is a central system independent in each apartment with heat pump for living room and bedrooms with temperature control made by AIRZONE.

Underfloor heating installed in main bathroom.

Sanitary hot water provided by electric accumulator of 200l located in laundry area for each apartment.



BATHROOMS FITTINGS

Bathrooms fittings made of vitrified porcelain in white colour.

Acrylic bathtub with hydromassage in main bathroom.

Shower tray built-in made of cream colour marble in second bathroom.

Water mixing-tap in bathtub, shower and washbasins.

Washbasin furniture in main bathroom.



ELECTRICITY AND TELECOMMUNICATIONS

Electricity installation system according to law.

Switches of first quality material.

TV and radio common installation in living room, kitchen and bedrooms.

Telephone and telecommunications outlets in the living-room, all bedrooms and kitchen.

Preinstallation of wireless alarm system with movement detection.

Lighting built-in for corridors and bathrooms.

Video intercom for complex access.



KITCHENS

Full equipment kitchen with Wall and low furniture, natural Stone worktop and home appliances.

Home Appliances: oven, ceramic stove and extractor fan, fridge, dishwasher, washing/dryer machine and microwave.

Stainless steel sink and water mixing-tap.



COMMON AREAS, COMPLEX AND MORE

Gated complex with a perimeter fence.

Lighting in access, internal paths and gardens.

Garden areas with watering system for grass and different bush and tree species.

Halls with elevators and common stairs flooring made of anti-slip stoneware.

Polished concrete for floors in garage area.

Three splash pools for children and three outdoor swimming pools with night lighting.

Automatic door entrance with remote control.

In garage, forced ventilation, carbon monoxide detection control, fire protection system and emergency lighting system, according to the law.