

ALTOS DE *Royal Palms Mijas*

SEA VIEW & GOLF RESIDENCES
MIJAS COSTA

PHASE III

CONSTRUCTION

FOUNDATIONS

- Shallow (pad footing) foundation types designed following regulations and ground conditions.

STRUCTURE

- The buildings' structure will be composed of a mix of steel columns and reinforced concrete columns, beams and walls, waffle floor slabs and flat reinforced concrete slabs on the terraces.

ROOFS

- Roofs will be transitable with inbuilt drainage slopes and finished with non-slip flooring.

EXTERIOR WALLS

- Exterior walls will use bricks covered with a white render on the majority of the exterior face. On the interior, there will be insulation enclosed using prefabricated plaster panels.

INTERIORS

PARTITION WALLS

- Prefabricated partition walls made from lightweight plaster reinforced with fibre glass.

CLIMATE CONTROL

- Hot water produced using aerothermal heat pump.
- Aerothermal sustainable air conditioning system for living room and bedrooms of each home, consisting of a split unit with an aerothermal heat pump and interior distribution ducts.
- Electric underfloor heating installed in the master bathroom.

PAINTWORK

- White paint on ceilings and walls where not tiled.

INTERIOR FLOORING

- Porcelain tiles by KERABEN or similar with skirting boards to match. The standard finish will be a matt white-grey tone.

EXTERIOR FLOORING

- As standard in private areas, flooring to match the interior but with an added non-slip treatment. Said flooring will always be the same as the standard interior flooring without the possibility of changing it.

BATHROOM WALL TILING

- Bathroom tiles by KERABEN or similar with the option of tiling or mosaics available in the shower/bath areas. The standard finish will be a matt white-grey tone for the tiling in general and, as standard, mosaics will be installed in shower/bath areas. The standard finish of the mosaics will have a mix of white and grey tones.

LIGHTING

- LED lighting throughout.
- Recess lighting in the ceiling of the living room.
- Recess lighting along the window of the master bedroom.
- Exterior lighting on terraces.

CARPENTRY

- Entrance door with a white interior and wood effect exterior hung on anti-lever hinges with peep hole and large stainless steel pull handle.
- Interior doors in white with stainless steel fittings.
- Wardrobe doors with exterior finish in white and lined interiors with shelving, drawers and hanging rail. LED lighting fitted in the master bedroom wardrobe.
- Exterior windows and doors fabricated using aluminium lacquered in RAL 9003. Aluminium carpentry will have a thermal break and microventilation in line with the Spanish Building Code. Double glazing using CLIMALIT glass or similar.
- Motorised monoblock aluminium shutters fitted on bedroom windows.
- Glass balustrades mounted on aluminium profiles and anchored to the brick structure of the building. Laminated glass according to regulations.

SPECIFICATIONS

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ELECTRICAL

- TV and telecommunications outlets according to regulations.
- USB plug in each of the bedrooms.
- Plugs and switches from the series D-Life by SCHNEIDER or similar.
- Video intercom by FERMAX or similar.

BATHROOMS

- VILLEROY BOCH or similar bath.
- DURAVIT or similar suspended toilet with soft-close seat and concealed cistern by LAUFEN or similar.
- Tempered glass shower and bath screens.
- HANS GROHE or similar mixer taps on sinks and thermostatic shower/bath valves.
- Composite material shower tray.
- Mirrors installed in all bathrooms and WCs.
- Antifog mirrors with indirect lighting installed in the master bathrooms.
- Ventilation in accordance with regulations.
- High quality bathroom furniture in white.
- In master bathrooms, composite sink-worktops shall be installed. In secondary bathrooms and WCs, porcelain sinks will be installed.

KITCHENS

- DEKTON by COSENTINO or similar, worktop and island/peninsula where applicable. The standard finish will have a marbled effect with an overall white tone and grey veining.
- Indirect LED lighting on upper kitchen units and on the island/peninsula where applicable.
- Mirrored splashback. The standard finish will have a grey tone.
- Induction hob integrated into the worktop or on the island/peninsula where applicable.
- High quality kitchen units in white.
- Underhung metal sink and tap with extractable hose. The standard finishes will be stainless steel and chrome respectively.
- High quality extractor fan within the upper kitchen units or, in the case of a kitchen with an island/peninsula, in the ceiling.
- High quality washer-dryer will be supplied, its location dependent on the typology.
- Kitchen appliances by SIEMENS or similar, including induction hob, oven, fridge freezer, dishwasher and microwave. Appliances will be integrated where possible or in a stainless steel and black glass finish where visible.

TERRACES

- Outdoor tap and electric point per unit.

PARKING & STORAGE

- All units have at least one storeroom and two parking spaces each.
- Remote control access to parking.
- Lift access from parking to all floors.
- Preinstallation of an electric vehicle charging point per apartment.

RESORT FACILITIES

GARDENS

- Communal gardens with a mixture of tropical and native species with pedestrian footpaths.
- Ambient and presence detection lighting.

POOLS

- Pool with beach-type access area and jacuzzis.

SECURITY

- Secure perimeter fencing.
- Security booth and controlled pedestrian access points.
- Preinstallation of CCTV system in communal areas.

OTHERS

- Wi-Fi coverage in the pool area.
- Bicycle parking
- Gym.
- Multi-use communal space.
- Co-Working space.

ALL SEASONS RESORT FACILITIES

- Resort Clubhouse.
- Outdoor gym.
- Indoor gym.
- Paddle courts.
- Badminton court.
- Tennis court.
- Multi-purpose court.
- Volleyball.
- Co-Working area.
- Golf simulator.
- Beach entry pool.
- Indoor pool.
- Turkish bath.
- Sauna.
- Children's playground.

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