SM23

SANTA MARÍA | MÁLAGA

BUILDING SPECIFICATIONS

FACADE, ROOF AND EXTERIOR CARPENTRY

• The building envelope consists of a 1.5-foot thick load-bearing wall of solid brick and masonry, with double-layer cladding and mortar.

• The roof structure is sloped and waterproofed with a double-layer reinforced elastomeric sheet, geotextile protection and protective gripping mortar and Catalan-style flooring.

• The exterior carpentry uses Cortizo's Corvisión system or similar, incorporating a thermal and acoustic bridge closing system as per plans. It will feature a double-glazed system that adheres to Spain's Building Code CTE DB HS 3. All windows will be Climalit acoustic (Silence) double-glazed.

• Conservation and restoration of the main facade's Mallorcan-style windows.

PARTITION WALLS AND INSULATION

• Partition walls in the bedrooms and living areas will be made of 10.5cm thick perforated acoustic brickwork, covered with self-supporting plasterboard board for utility installations.

• The remaining partitions will use 9cm-thick perforated brick.

• In wet areas, the brick partition will be lined with 40mm brick board to support the installations without damaging the acoustic enclosure.

• Multilayer tri-acoustic insulation made of polyethylene thermally bonded to a high-density viscoelastic layer.

• This versatile product reduces educing both airborne noise transmission and impact noise over a wide range of frequencies.

FLOORING AND COVERINGS

• Antic Colonial's KINGDOM series features one of our flagship materials: Linkfloor - a vinyl material that simulates natural wood. This vinyl flooring not only mimics the timeless beauty of natural wood, but also offers exceptional durability and abrasion resistance.

• Orac Decor SX163 SQUARE skirting board fitted throughout the house, with PX201F decorative mouldings in the living room and kitchen.

• White plastic paint used throughout the property.

INTERNAL JOINERY

• General carpentry in lacquered wood with jointed trim.

• Custom-made Glass Italia sliding doors with concealed frames, distinguished by clean lines and flush integrated panels. Panels divided into four sections allow for various types of tempered or laminated glass (6mm monolithic or 3+3mm laminated). These panels are fixed by means of a joint and are inserted into the centre of the aluminium profiles.

KITCHEN

LAMINATES.

• Smooth surfaces with double-sided laminate

• Four ABS edges of the same colour as the front, joined using PUR glue

• Baseboards: particle board, smooth surfaces with double-sided laminate

• Four PP edges of the same colour as the front, joined using laser technology

• Baseboard: MDF

HANDLES

• L-profile, horizontally machined along the entire top or bottom of the door or drawer front.

XTONE COUNTERTOP:

30mm-thick straight edge
580mm-high patching
Cut-out for cooker hob
Undermount sink recess and hole for tap

ROUND N TAP
Single-lever mixer with pull-out hose and swivel spout. Includes Ø25 mm ceramic cartridge with 3/8" connections, 500mm hose and "Plus" aerator.

SIEMENS APPLIANCES

• Oven: 60x60cm, stainless steel HB574AERO

• Microwave: integrated, 60x38cm, stainless steel BF520LMRO

• Dishwasher: integrated, 60cm SN611X12TE

• Induction hob: 80cm, with integrated extractor, EX875LX67E

• Freezer: integrated, 177.2x55.8cm, soft-close fixed door, GI81 NACEO

• Refrigerator: integrated, 177.5x56cm, soft-close fixed door, KI81 RADDO

HEATING, AIR CONDITIONING AND HOT WATER

• The building has an aerothermal system in which each apartment has a Mitsubishi Electric Hidrobox with 200-litre capacity for DHW, heating and air conditioning. Underfloor heating throughout the home. Interior air conditioning unit with duct distribution and vents.

LIGHTING AND ELECTRICS

• Good architecture is the sum of many details: contemporary forms, great functionality, creative inspiration and sustainable quality come together to form a whole.

• LS 990 switches with high-quality metallic finishes meet this requirement. LS 990 is the classic among flat switches. Above all, it is the metallic finishes that give the rooms its exclusive feel. The elegant steel version was the first switch mechanism in the real-metal series.

• iGuzzini lighting design.

• Range of equipment for surface installation

• Versions with integrated driver or remote power supply available with separate coding.

• Main bodies made of aluminium.

• High-definition metallic thermoplastic Ópticas Opti-Beam

• High levels of visual comfort, IP23, Class III/Class I

Material
Acero: 1.4303 X4 CrNi 18-12 Tratamiento con bola de cristal

Protección IP 44
Con junta estanca ref. 551 WU y „marco IP 44" de serie respectiva, se consigue IP 44.

Compatible con todas las placas de la serie LS.

Interruptores

Dimmer giratorio

Combinación doble

F 40 Teclado de 4 fases

F 50 Teclado de 4 fases

BATHROOMS

• Wall finishes: Porcelanosa marble, porcelain stoneware, mosaics and vinyl wallpaper

• Fixtures:

Suspended toilets
Wall-mounted basin taps
Basin with cabinet
Shower with thermostatic taps and 40cm shower head
Invisible shower tray integrated into the floor

TERRA BONE
120 x 120 cm

ARIA WHITE NATURE
160 x320 cm

CRETA CREAM
30,6 x31,8 x 1,1-1,5 cm

TURA TEXTURE
160x320 cm

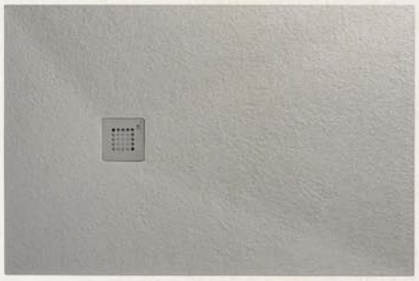
SKINS ART DAWN LAVENDER
128x416cm

SKINS FEEL TWEED
40660x1000 cm

GLAZE HEXAGON BEIGES MATT
30x29,6X 0,6 cm

Toallero Hotels 60 cm Titanio Cepillado

Rociador encastre Rondo 30cm Titanio Cepillado
Mon. Rondo N ENC. B7D Part Ext. Titanio Cepillado



Plato ducha Slate 150 x 100 cm

Mon. Rondo N ENC. B/D Part. Ext. Titanio Cepillado

Portapapel sin tapa Hotels
Titanio Cepillado

Conjunto Rectangle Motif Lines
Countertop Italia Alba

Pack de ducha Rondo Titanio Cepillado
Toma de agua Liberty Titanio Cepillado

Espejo redondo con luz

Inodoro suspendido Arquitect Rimmless BL
Puls. Fr. Doble tono Titanio Cepillado

Toallero Hotels 60 cm Cobre Cepillado

Rociador encastre Rondo 30cm Cobre Cepillado
Mon. Rondo N ENC. B7D Part Ext. Cobre Cepillado

Estructura Marne negro mate
Lavabo suspendido Marne 62 cm

Mon. Rondo N ENC. B/D Part. Ext. Titanio Cepillado

Portapapel sin tapa Hotels
Cobre Cepillado

Conjunto Rectangle Motif Lines
Countertop Italia Seda

Pack de ducha Rondo Cobre Cepillado
Toma de agua Liberty Cobre Cepillado

Espejo redondo con luz

Inodoro suspendido Arquitect Rimmless BL
Puls. Fr. Doble tono Cobre Cepillado

ILITURHOMES

PASSION FOR MÁLAGA

SALES & INFORMATION OFFICE
Avda. de las Américas 3, 3ª Planta, Oficina D-3.
Málaga

santamaria23@iliturhomes.com

WWW.SANTAMARIA23.COM

It is established that, during the execution process of the project, the developer or builder reserves the right to modify the materials specified in the specifications, whenever, for technical reasons, building needs or supply requirements, it is necessary to replace any of the materials initially foreseen. Such modifications will be carried out without negatively affecting the quality, aesthetics or functionality of the project. Any change shall be made maintaining the performance and characteristics similar or superior to those originally specified, and shall be communicated to the owner or buyer, informing them of the reasons and the alternatives chosen.