



# BRIGHTBAY

WATER FRONT VILLAS

Building Specifications

A BRIGHT LIFE

COMMUNITAS 03/03/2016 - MALAGA P.FE sro



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A guide to Brightbay's building specifications.

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## • Foundations and structure.

### • FOUNDATIONS.

Reinforced concrete foundations as per the results of the geotechnical study, respecting current regulations and the TBC (Technical Building Code).

### • STRUCTURE.

Forjados reticulares y losas macizas de hormigón armado. Pilares de sección variable de hormigón armado y metálicos.



## • Cladding.

### • EXTERIOR WALLS.

Façade wall formed by a sheet of ceramic brick, air chamber, rock wool thermal insulation and gypsum plasterboard lining.

### • CLADDING.

Cement mortar rendering, colour to be determined by the CM (Construction Management). Stone/porcelain tiling or similar on façades.

### • ROOFS.

Flat walkways prepared for flooring with non-slip porcelain tiles, 90 x 90 cm format, water-proofed and thermally insulated as per regulations.



## • Interior partitioning.

### INTERIOR DIVISIONS IN THE HOUSES.

Dry partitioning formed by gypsum plaster boards on metallic structure and interior rock wool insulation.



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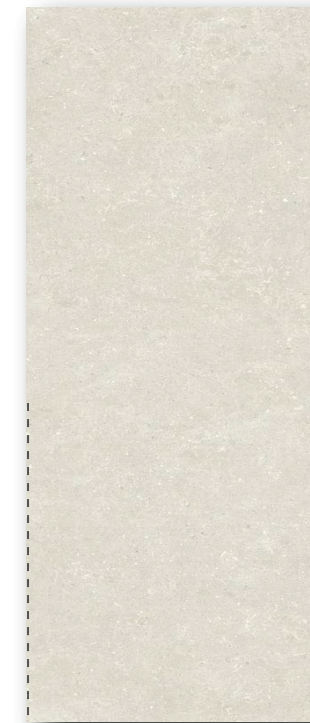
### • Ceilings.

- **INTERIOR.** False ceiling of laminated plasterboard under metal structure throughout the property.
- **EXTERIOR.** Continuous false ceiling for exteriors with Aquapanel cement board or similar.



### • Interior cladding.

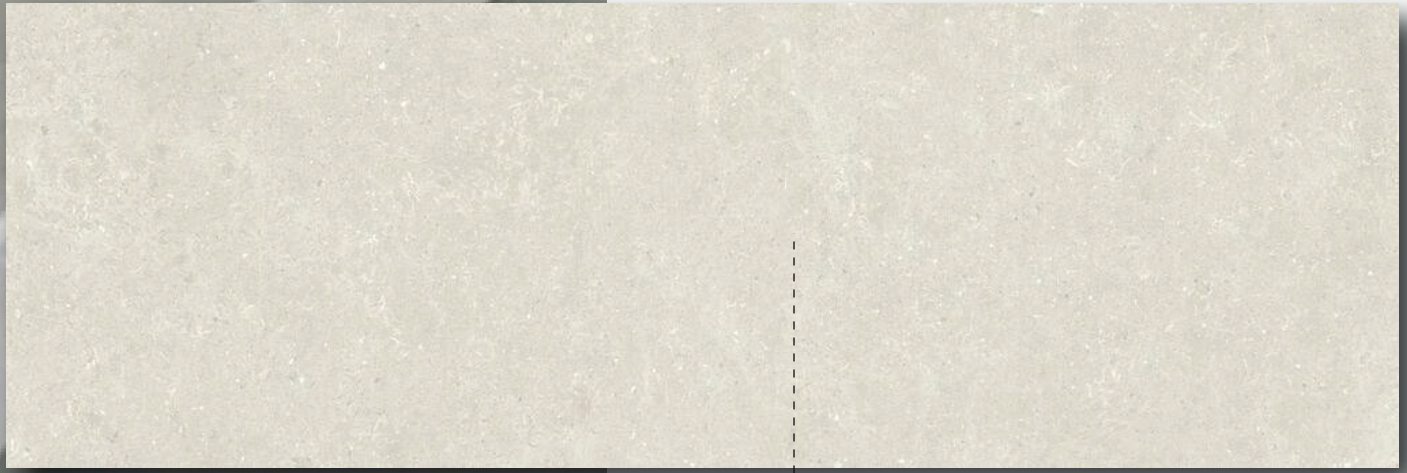
- **TILED.**  
Porcelain tile cladding, 60 x 120 format, on walls in shower area.
- **PAINTED.**  
White washable emulsion paint on walls and ceilings. Including bathroom walls which are not tiled.



CERAMIC  
CLADDING

ACRON IVORY  
40 X120

cifre  
cerámica



**STAIR TREADS**

**STAIR TREADS**  
ROUNDED EDGE  
30X90 NPLUS

**STRAIGHT RISER**  
20X90



**• Flooring.**

**• HOUSES:**

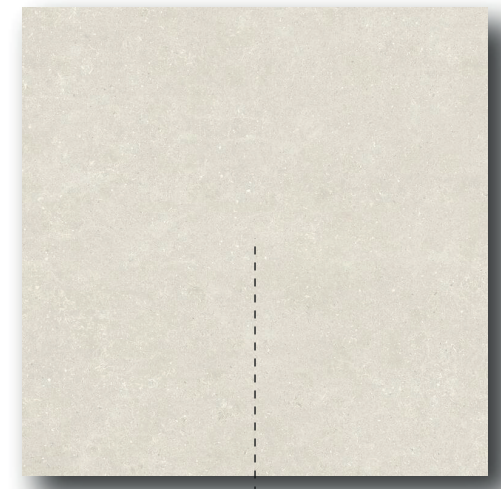
Porcelain tile flooring, 90 x 90 format, in interiors and non-slip in exteriors.

**• COMMON AREAS:**

Roadway made from printed concrete paving/concrete or asphalt pavement of the CM's choice.

Non-slip porcelain stoneware flooring in utility rooms.

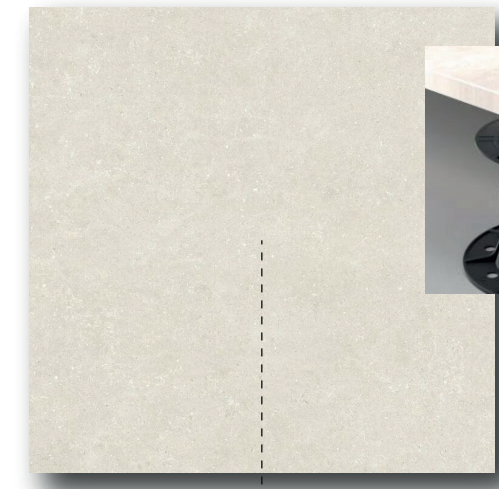
2.5 x 2.5 cm stoneware tiling in tones to be decided by the CM around the swimming pools.



**FLOOR CERAMIC INTERIOR**

**ACRON IVORY**  
90X90 NPLUS

**ACRON IVORY**  
90X90 C3



**FLOOR CERAMIC EXTERIOR**

**ACRON IVORY**  
90X90 C3





## • Joinery.

### EXTERIOR.

Cortizo brand or similar aluminium joinery, hinged and sliding. Finished in colour to be defined by CM. Windows with thermal break and double glazing with air chamber.

### INTERIOR.

Security entrance door to the house, in waterproofed MDF. Fittings in colour to be defined by CM. Concealed hinges and peephole, handle on the inside and handle on the outside.

Interior door, in MDF, lacquered in white. Coloured fittings to be determined by CM.

Concealed hinges and handles with interior lock in bathrooms.

Wardrobes with MDF lacquered hinged/sliding doors. Opening with handles and hinges.

Interior lining in grey melamine or similar. Include hanging rails, drawer units with roll-back drawer runners.



## • Sanitary ware and fittings.

### SANITARY WARE.

Seamless shower trays made of resin.

Wall-hung Duravit model D-Neo toilet or similar with concealed cistern and dual flush push button.

Modular unit in graphite colour with worktop and integrated washbasin in solid surface or similar.

Mirror in bathrooms.

### TAPS AND ACCESSORIES.

Washbasin. Single lever mixer with high spout over countertop - Hansgrohe or similar. Matt black finish.

Built-in shower in main bathroom: Hansgrohe or similar. Matt black finish.

External shower in secondary bathrooms: Hansgrohe or similar. Matt black finish.

Shower screen.

### FURNITURE FINISHES FOR 80 CM WIDTH



WHITE



PEARL



GRAPHITE



ROCA



WOOD ROBLE KANSAS



WOOD ROBLE DAKOTA



WOOD ROBLE ALASKA

**UNIBANO** UNLIMITED INSPIRATION



**BATHROOM  
FITTINGS**

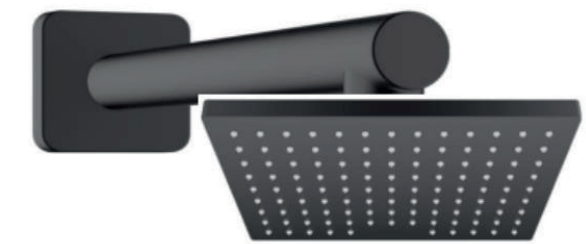
**WASH BASINS**  
MATT BLACK  
REBRISE



**BUILT-IN SHOWERS**  
VERNIS SHAPE B/N  
MATT BLACK PARDE



**BUILT-IN SHOWERS**  
VERNIS 230 MM



**EXTERNAL SHOWERS**  
VERNIS BLEND  
MATT BLACK  
SHOWER HOSE



**BUILT-IT SHOWERS**  
MATT BLACK  
SHOWER SET



**BUILT-IT SHOWERS**  
MATT BLACK ELBOW SOCKET





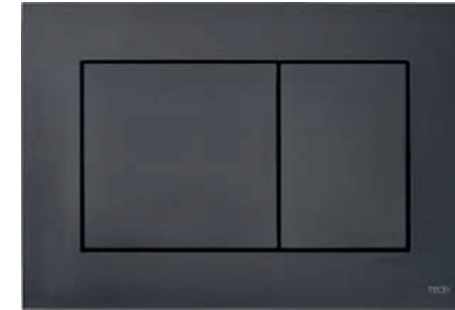
**SEAMLESS  
SHOWER TRAY.**

MADE OF RESIN, FINISHED  
TO MATCH THE GENERAL  
FLOORING. MOD.  
ACRON IVORY BY  
ZENON-CIFRE

**zenon**  
smart solid surface

**SUSPENDED  
TOILET**

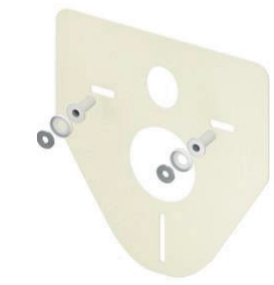
**D-NEO**  
WC BOWL  
SOFT SEAT



**TECE NOW**  
MATT BLACK



**MODULE**  
1120 WC



**SOUNDPROOFING**  
WC



## • Fittings.

### **PLUMBING AND DRAINAGE.**

Water distribution network with polypropylene pipes with ArmaFlex or similar thermal insulation.

Domestic hot water production by high-efficiency aerothermal energy with heat pump and DHW storage tank.

House plumbing with soundproof piping.

### **VENTILATION.**

Mechanical ventilation system in kitchens, bathrooms and toilets as per the technical code.

### **AIR CONDITIONING.**

Air conditioning of rooms with VRV (Variable Refrigerant Volume) system, internal duct units and supply and return linear diffusers in false ceiling cavities.

### **ELECTRICITY/TELECOMMUNICATIONS.**

Electrical installation as per the Low Voltage Technical regulations (REBT in its Spanish acronym) with a high degree of electrification.

Telecommunications installation with TV, telephone and data sockets as per regulations.

Niessen or similar brand mechanisms.

Photovoltaic installation for the supply of energy from renewable sources.

### **LIGHTING.**

LED luminaires in outdoor configuration according to project design.



## • Kitchens.

### **FURNITURE.**

Base and wall units with straight-lined, minimalist lacquered/laminate doors.

### **WORKTOPS.**

Porcelain stone worktop or similar colour to be determined by CM.

### **UTILITY ROOMS.**

Bosch or similar brand washing machine and tumble dryer column composition.

### **DOMESTIC APPLIANCES.**

60 cm, built-in induction hob, combi fridge/freezer, stainless steel multifunction oven, built-in microwave and Bosch or similar brand dishwasher.

Bosch or similar ceiling extractor fan.

50 cm, stainless steel single-basin sink and high spout pull-out taps.



## • Housing development.

### **SERVICES.**

Communal garden areas with artificial grass, native species and timer-controlled irrigation system in prefabricated planters. The retaining walls and exterior enclosure will be coated with cement mortar and exterior paint.

### **FACILITIES.**

Personalised, stainless-steel, video door entry system for access from public roads.

Timer-controlled lighting in communal areas.

Motorised garage entrance door and remote-controlled opening.



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Confidavills-0

Building Specifications

**BRIGHTBAY**  
WATER FRONT VILLAS



# B R I G H T B A Y

W A T E R F R O N T V I L L A S

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Marketing:



These specifications and all the references described herein are in the development stage so they may be altered for technical reasons, but without any reduction in the quality/design of the final result.