



TERRAZAS DE CORTESÍN
Seaviews



QUALITY
SPECIFICATIONS
APARTMENTS



FOUNDATIONS AND STRUCTURE

- Foundations laid with reinforced concrete spread footings, braced by beams, with reinforced concrete perimeter wall and outer perimeter drain.
- Structure built with 25-cm thick reinforced concrete slab and reinforced concrete pillars.
- The structure complies with the current regulations.

ROOF

- Passable, thermally insulated inverted roof, waterproofed with double elastomeric bitumen membrane and thermally insulated with 80-mm extruded polystyrene, finished with non-slip stoneware.

FAÇADE

- Façades and exteriors rendered with single-layer cement mortar on brick.
- Brick cavity wall; made of perforated outer bricks, with thermal and acoustic insulation of 80-mm thick mineral wool and 9-cm double hollow-brick inner wall, finished in plaster.

WALLS AND INSULATION

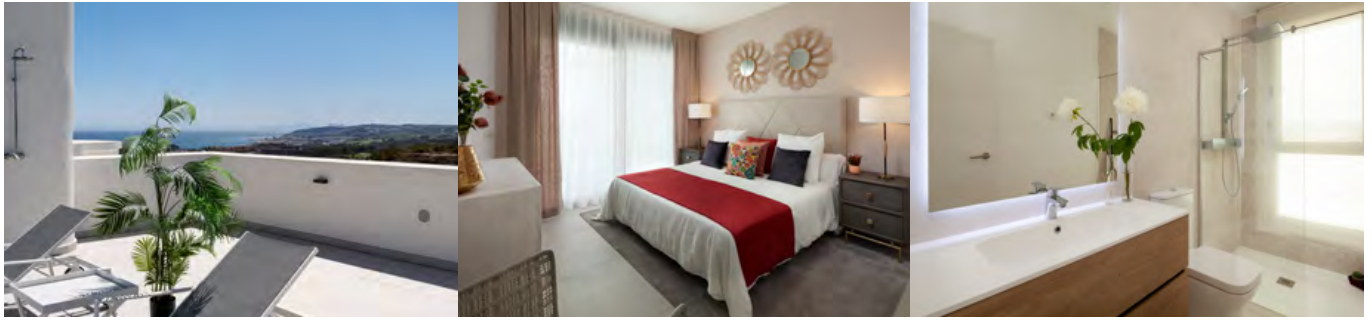
- Interior dividing cavity walls of double 9-cm hollow brick.
- Between the living room and bedrooms, 6-inch perforated bricks.
- Dividing cavity walls between dwellings and common areas of perforated brick with 50-mm acoustic insulation of mineral wool.

EXTERIOR JOINERY

- "CORTIZO" brand or similar aluminium exterior joinery, lacquered (colour to be determined by the Project Management), to contrast with the façade. Joinery with thermal break and micro-ventilation system.
- Motorised blinds in bedrooms.
- All windows and balcony doors have Climalit-type low emissivity double glazed windows [(3+3) mm+12 mm+(4+4) mm] with solar control.
- Terrace exit joinery flush with the floor inside the dwelling.

INTERIOR JOINERY

- Reinforced security door to the dwelling with horizontal iroko slats and security lock.
- The interior doors will be wooden with a modern design and white lacquered, 35 mm thick, concealed hinges in a satin nickel finish and magnetic latch.



- Fitted wardrobes in bedrooms, without skirting boards, with facings of the same design and colour as the sliding doors. Lined interiors, suitcase compartment and metal bar for hangers.
- LED strip lighting inside wardrobes.

FLOORING

- Large non-slip porcelain stoneware flooring throughout the dwelling.
- Non-slip stoneware flooring on terraces and in porches.
- Stamped concrete flooring in public areas.

INTERIOR CLADDING

- Walls of bathrooms and toilets with combination of plaster and top-quality porcelain stoneware tiles from floor to ceiling.
- Plaster false ceiling in bathrooms and kitchen, and in various other parts of the house.
- Suspended false ceiling in secondary bathrooms or utility room with inspection hatch for AC equipment.
- Rest of the walls of the house covered with rendered plaster and plaster trim. Plain light-coloured plastic paint.

SANITARY FITTINGS AND PLUMBING

- Top-quality white sanitary fittings.
- Bathrooms with sink and cabinet unit and backlit mirror. Double washbasin in the main bathroom. Resin worktops.
- Shower tray made with polyester resins and mineral fillers. Finished with a double layer of non-slip gel coat.
- HANS GROHE or similar mixer taps.
- HANS GROHE or similar thermostatic mixer for baths and showers.
- Rainfall shower in the main bathrooms.
- Outdoor shower on sun deck.
- Domestic water network in compliance with regulations, with separate stopcock for each wet room.
- Hot and cold water installation of cross-linked polyethylene pipe in compliance with regulations.
- Sound insulated drainpipes.
- Shared DHW through renewable energy system, compliant with current regulations.
- Community water tanks with pressure pump for water supply to ensure uniform and continuous water pressure.

KITCHEN

- Laminated doors with PVC edge, 22 mm thick.
- Kitchen units with ceiling trim.
- Chipboard frame made of wood particles, 16 mm, melamine faced on both sides and with PVC edge.

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- Clip system hinges with 110° and 170° opening angles with triple height, width and depth adjustment. Warranty for 100,000 openings.
- Fully removable German drawers.
- Hangers: concealed hanging hardware system, height and depth adjustable from inside.
- White acrylic/Silestone White Zeus worktop, with panelling below wall units and hood, according to design.
- Siemens and Bosch appliances:
 - American-style refrigerator (2-door) except in 2-bed apts. (integrated).
 - Fully integrated dishwasher.
 - Decorative island hood in 2-bed/3-bed apts.
 - Flush to ceiling hood in penthouses.
 - Stainless steel microwave oven with grill.
 - Black glass multifunction oven.
 - EasyTouch control 3-zone induction hob.
 - White free-standing washing machine dryer.
 - Stainless steel undermount by Franke or similar.
 - Chrome high-spout mixer tap by Franke or similar.

ELECTRICITY

- Electrical installation in compliance with Low Voltage Electrical Regulations and current standards
- High degree of electrification.
- Top-quality Hager mechanisms.
- USB charging docks.
- Video intercom installed, with automatic door opening.

AIR CONDITIONING

- Individual air conditioning installation with air-to-air system with ducts and supply and return grilles painted white. Daikin or similar brand, with Airzone system.
- Outdoor units on roof and evaporator on ceiling of secondary bathroom or utility room.

SPECIAL INSTALLATIONS

- Project fully in compliance with the CTE (Technical Building Code), Andalusian Government Regulation 293/2209 on Accessibility and with Regulation 169/2011 for the Promotion of Renewable Energy and Energy Saving and Efficiency in Andalusia.
- Telecommunications Installation in compliance with Common Telecommunications Infrastructure Regulation, adapted to Fibre Optic and Coaxial Cable to make all digital options available to the dwellings.
- Remote Control accessible from Smartphone, Tablet, iPad, etc. (compatible with the system) for the following actions:
 - Blind control.
 - AC on/off.
 - Smoke detectors.
 - Three-point flood detector.
 - Sound system in living room.
- Ventilation in dwellings compliant with the CTE



(Technical Building Code), with individual extractors in each bathroom, micro-ventilation integrated into joinery and extraction vents in bathroom and kitchen ceilings.

- Sound insulation in the floors between dwellings using floating flooring on 20-mm elasticised expanded polystyrene acoustic sheet.
- Garage with mechanical ventilation, fire and CO2 detectors connected to the alarm panel.
- Energy efficiency rating of the development: B

LIFTS

- Lifts to garages with automatic doors.
- Entry halls independent from garages.

COMMUNAL AREAS

- Infinity pool with surrounding gardens.
- Salt chlorination system and interior lighting.
- Hot tub area with two water jets.
- Tropical gardens with automatic irrigation.
- Bollard lighting of paths to avoid light pollution.
- Automatic access gates for vehicles, with controls for opening.
- Garage with polished concrete floor and painted walls with coloured strip.
- Charging stations for electric vehicles in the garage area. With semi-fast or slow charging options.
- Large individual store rooms and oversized parking spaces (mostly 6X3 m).
- Disabled access ramp.





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Rough Translation: Information, computer graphics and all the graphic documentation that appear in this brochure are merely indicative, have no contractual value and are experimental due to technical, legal or initiative requirements of the Project Management. The gardening, decoration, home appliances and furniture are merely decorative and not binding. The other information referred to in D. 218/2005 of the Junta de Andalucía, is available in our offices for consultation.

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