

Complejo Residencial

**Occidental**  
**Benalmádena**

**SPECIFICATIONS**

## STRUCTURE

- Foundation: Reinforced flagstone.
- Reticulated grid

## DRAINAGE

- In PVC pipes, sound proof drainage system

## BRICKWORK AND SHEATHING

- Exterior brick closure, double half-foot spacing with partition and air chamber
- Fronts with protected polyurethane heat proofing
- Interior double-spaced brick partitioning
- Exterior sheathing covered with waterproof mortar.
- Interior plastering.
- Suspended ceiling made of plaster of Paris throughout the residence.
- Sound proof separation between residences.

## ROOFING

- Ceramic tiles
- Waterproof and heat resistant.

## TILING

- Top quality ceramic tiling in the bathrooms.
- Granite fronts on kitchen countertops

## FLOORING

- Marble throughout the residence except in the kitchen and bathrooms.
- Top quality scratchproof stone flooring in kitchens, bathrooms and washrooms.
- Terraces with scratchproof stone flooring.

## PLUMBING

- Polybutylene plumbing.
- Top brand plumbing equipment.
- Top brand mixer taps.
- Termo eléctrico.

## Full heating/cooling air conditioning system.

- Self-charging electric differential on general protection panel

## WOOD AND GLASSWORK

- Exteriors: PVC woodwork.
- Climalit or similar double glazed windows.
- Retractable aluminium blinds with incorporated heat resistance, in living room and bedrooms.
- Interiors: Finished oak woodwork on interior doors.
- Reinforced residence entry door with locks and security hardware.
- Wardrobes with lined interiors and equipped with shelving, coat rack, and set of drawers.

## PAINTING

- Special stony paint on exteriors.
- Smooth plastic on walls and ceiling, colour choice to be made by the Project Management Team
- Glazing over metallic door and cabinet hardware.

## KITCHEN

- Completely furnished with the following appliances: refrigerator, ceramic store top, oven, microwave, extractor hood, washer/dryer and dishwasher.
- Low consumption "downlight" lighting.
- Washrooms: equipped with washbasin.
- Granite countertops.

## BATHROOMS

- Marble countertop in main bathroom.
- Cabinets under sink in main bathroom.
- Halogen spot lighting.

## TELECOMMUNICATIONS

- TV/radio antenna, receptors in living room and bedrooms.
- Satellite dish
- Preinstalled basic telephone line for Integrated Services Digital Network
- Preinstalled "Sky Channel" and cable TV.

## OTHER ITEMS

- House alarm installation
- Leak and smoke detectors in kitchens and bathrooms.
- Preinstalled home automation.
- Vault
- Direct elevator access to the garaje on every block.
- Sport area with gym, hot tub, sauna and dressing rooms.
- Closed circuit TV on all entrances to the urbanization
- Motion detector lighting in communal areas.

- Residences' gardens come with irrigation system.
- Water point on terraces.

#### EXTERIORS

- Automatic entry door to the urbanization
- Closed urbanization with shared pools and gardens with automatic irrigation and lighting.
- 3 elevator units in the private urbanization.