



# TECHNICAL SPECIFICATIONS



All brands shown here may be replaced by another brand of equivalent quality.

The images shown are a realistic approximation of the final result of the construction project with the qualities indicated in this document. Modifications may be made because of technical or legal requirements, provided that they are justified and do not imply a substantial alteration of the property and/or a reduction in the quality of the materials/equipment of the construction. The furniture shown is not included. All information and documentation is provided in accordance with the stipulations of Royal Decree 515/1989, of 21 April, and any other regulations that may complement it, whether of a state or regional nature.



Our commitment to you begins now.

We want to share the technical specifications of this exclusive residential development.

Discover each carefully selected element that makes EL YĀDO an extraordinary place to live.

From the elegant communal areas to the meticulously designed homes,  
every corner of EL YĀDO is an expression of sophistication.

Envision the enchanting spaces that you will soon be able to call home.

Welcome to a new level of exclusive coastal living.



## 1. FOUNDATIONS

The foundation will be constructed with reinforced concrete, following the specifications and recommendations of the geotechnical study of the plot. The compatibility of materials with each other and the terrain will be ensured, and a waterproofing membrane will be installed beneath the foundation.

The basement walls will be made of reinforced concrete with waterproofed exterior surfaces and a draining membrane, in addition to a gravel fill for improved drainage. All in accordance with a project supervised and validated by an external technical control entity for the purpose of obtaining a ten-year insurance.

## 2. STRUCTURE

The structural system consists of flat slabs with reinforced concrete beams and tie beams, in accordance with current structural regulations and the Technical Building Code (CTE). All in accordance with the technical project that has been supervised and validated by an external Technical Control Organization (OCT) for obtaining a ten-year damage insurance policy.

The edges of the floor slabs will be fitted with 3cm EPS panels with thermal bridge break to prevent the appearance of damp due to condensation.

## 3. EXTERNAL ENCLOSURES AND INSULATION

The façade enclosures will consist of a cavity wall made up of an external ceramic brick wall, thermal insulation of 10cm of mineral wool with Kraft paper or similar, taped and glued with flexible glue to the support, air chamber and internal double hollow brick wall, finished in waterproof mortar for painting on the exterior and either screeded plastering or laminated plaster board lining indoors.

All in accordance with current regulations and CTE to ensure compliance with the established thermal insulation and acoustic insulation required to be accredited by carrying out a sound measurement test for acoustic insulation and watertightness based on the stipulations by Decree 6/2012 on Protection against noise pollution.

## 4. ROOFS

Non-trafficable inverted terraces with formation of slopes out of concrete lightened with Leca pebbles or similar, waterproofing with polymeric asphaltic sheet, thermal insulation panel with 10 cm high-density XPS panel and finished in washed gravel on geotextile layer.

Inverted trafficable terraces with the same composition package finished in porcelain tiles.

The terrace and roof parapets will be finished with a white limestone coping stone with a drip edge, sealed with a polymer or similar material to prevent water drips. The coping stone will have an inward slope and will be mitered to fit seamlessly with the waterproof mortar on the facade.

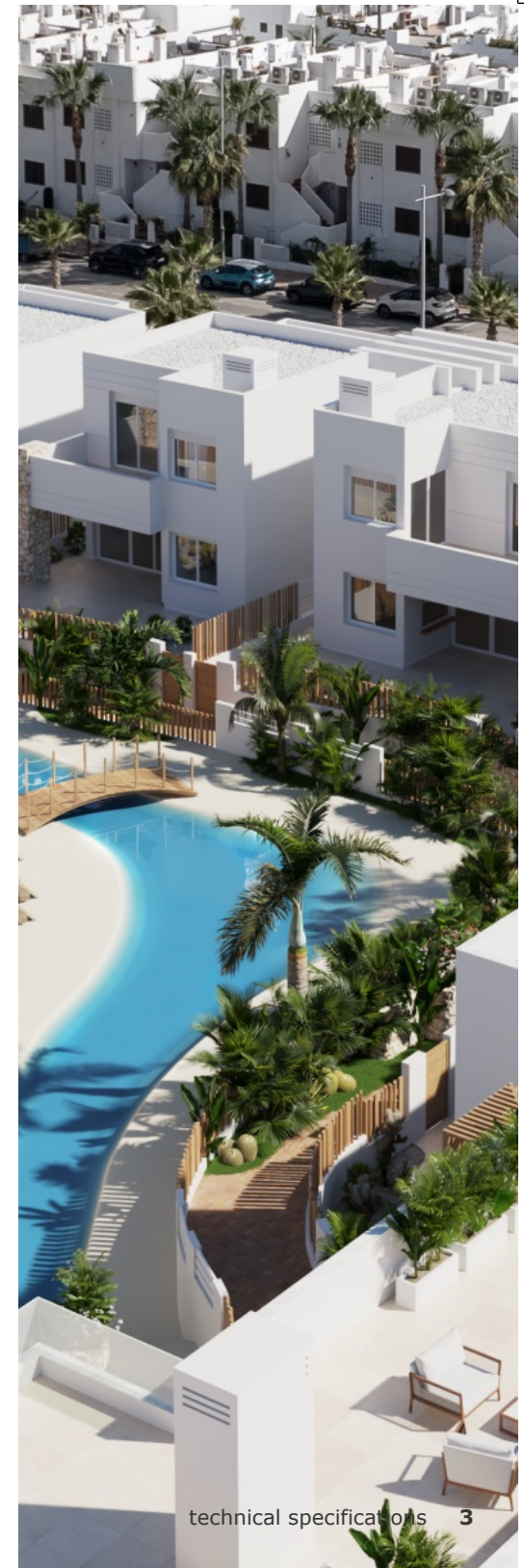
## 5. PARTITIONING

Interior partition walls of double hollow brick or laminated plasterboard according to the criteria of the technical management, with double partition walls separating users with mineral wool for acoustic insulation in the air chamber between different users and between users and common areas.

Elastic anti-bump sound insulation band on separation walls between different users and between users and common areas, and acoustic sheet on the floors of first floor vertical villas to comply with regulatory requirements on sound insulation in horizontal separation elements between different users, all in accordance with the sound insulation test to be carried out in accordance with Andalusian sectorial regulations. Screeding of partition walls in wet areas for the installation of porcelain stoneware.

## 6. EXTERIOR CARPENTRY

Windows according to project in KL-BC model K LINE or similar of first quality, with guardian sun or similar low emissivity glass with high thermal performance, maximum solar contribution and current stylised design or similar. Rectangular profiles with thermal break and pre-frames constructed on site. Frames assembled with glued and sealed aluminium brackets. Sheets assembled with straight cut and screwed. Watertightness between frames and sheets ensured by 2 sliding seals.



fU<sub>h</sub> 1,2 w/m<sup>2</sup> k (double glazing 4/we 20 argon/  
tbe 4) + scw 0,53 + tlw 67%.

Security access door of 220x90cm with steel protection plate with three locking points. Finished in wood or wood imitation porcelain stoneware, all according to acoustic insulation test by accredited technician.

## 7. SILL

On windows and doors to the exterior, a sill (window sills and/or parapets) in ceramic stoneware and/or limestone will be installed according to the design and criteria of the Technical Directorate.

## 8. CARPENTRY

Interior doors in solid white lacquered MDF from floor to ceiling, hinged and with concealed joint. Modular wardrobes in white lacquered MDF with hinged doors 30cm wide, finished with drawers, shelves and hangers from floor to ceiling in each bedroom according to the design of the T. D. Kitchen installed. Kitchen furniture as per infographic or similar, lacquered in DM with Silestone worktop or similar, and with hood for smoke extraction from the kitchen. Electrical appliances not included. We have selected packs of electrical appliances for your convenience.





## 9. COATINGS

### 9.1. Exteriors

The exterior coatings will be executed with smooth single-layer mortar to be finished with white paint, with stone details to be determined by the Technical Directorate and areas with porcelain tiling imitating wood according to the criteria and design of the Technical Directorate, glass balcony fences and iron fittings according to the design of the T.D. On the plot's fence, a concrete block wall of approximately 1 m in height will be built, coated with white waterproofing mortar with iron/wood finishings according to the design of the T.D.

### 9.2. Interiors

The ceiling will be made of fixed laminated plasterboards of the "Pladur" type or similar, except for the bathrooms, which will be made of removable plasterboards of the Fine Line brand or similar, interior cladding in screeded plaster for painting or laminated plasterboard according to the criteria of the T.D., finished in smooth white plastic paint.

### 9.3. Wet Rooms

In the wet rooms, kitchen and bathrooms, the walls will be tiled with top quality porcelain tiling (Porcelanosa o similar) and grouted with adhesive glue mortar, with a choice of three





types of tiling. Models to be presented by the promoter.

#### **9.4. Paving**

Flooring in homes finished in Porcelanosa porcelain stoneware or similar of medium format to be chosen by the client from two models, with white skirting board according to the criteria of the T.D. The flooring in bathrooms will be Porcelanosa porcelain stoneware or similar, to be chosen by the client from two types to be presented by the promoter in combination with the tiling in two choices for the bathrooms.

#### **9.5. Stairs**

The interior stairs will be made of concrete steps covered with white quartz and glass handrails with Aisi 316 stainless steel handrails according to the design of the T.D.

#### **9.6. Communal swimming pool area and residential terraces**

Beach of swimming pool and outdoor terraces with porcelain stoneware or paving to be decided by the T.D. with anti-slip finish, rest of the garden finished in gravel according to T.D. criteria.

#### **9.7. Swimming pool or Jacuzzi area of the vertical villas**

Beach of the pool and exterior terraces with porcelain stoneware or paving stone to be decided by the T.D. with non-slip finish. The rest of the garden on ground floor properties finished in gravel according to the criteria of the T.D.

Vertical villas 12, 15 and 16 on ground floor: private pool of approx. 10m<sup>2</sup>. Vertical villas 11, 13, 14, 17 and 18 with private jacuzzi for 4 people, installed. Terraces with anti-slip porcelain stoneware with specific areas finished in artificial grass.

## **10. PLUMBING AND SANITATION**

The drinking water installation will be made out of multilayer piping made of resistant cross-linked polyethylene with an external diameter of 25mm and thickness of 2mm, suitable for consumption.

Downpipes, sewage and rainwater drains and collectors will be soundproofed or fitted in acoustic white PVC.

Fittings for washing machine and dishwasher.

Taps and fittings for outdoor watering point. Taps and fittings for water outlet on solarium of vertical villas.

Domestic hot water generation by means of Ariston or similar brand aérothermal equipment with a minimum volume of 110 litres.



## 11. SANITARY INSTALLATIONS

The washbasin will be recessed in a wall-hung unit with mirror included, or at the customer's choice, with a possible price difference being paid by the customer. Mono basin mixer taps, Teka brand or similar, matt black with automatic valve. Mono Shower Mixer Tap with Shower Kit matt black colour, brand to be determined, built-in with fixed 25 x 25 mm rain shower, support with wall socket, shower hand set and shower hose in satin. Extra flat shower tray in white or graphite resin, with fixed glass or shower screen included. You also have the option to change a shower for a bathtub. White wall mounted toilet model Gap by Roca or similar, with black dual flush.

## 12. ELECTRICITY

Electrical installation in accordance with the Low Voltage Electrotechnical Regulations, light points, control panel, power sockets (16 to 25 Amp).

**Technical specifications of lights, spotlights and sockets:**

- Villas 1 to 7: 40 ceiling spotlights, 40 sockets and 10 light points.
- Villa 8: 41 ceiling spotlights, 41 sockets and 11 light points.
- Villas 9 and 10: 38 ceiling spotlights, 44 sockets and 11 light points.
- Vertical villas: 26 ceiling spotlights, 40 sockets and 10 light points.
- In private garages: 6 sockets and 4 spotlights.

LED lighting installed in the ceilings of the rooms according to T.D. design.

Zen model switches, Niessen brand or similar in white.

Switches with LED strip in corridors. Automated blinds with opening and closing buttons in all rooms.

General closing/opening point for motorised blinds.

Placement of 3 light switches with wifi, with remote control by mobile phone in the living room, master bedroom and corridor.

General lighting on/off point.

### **13. COMUNICATIONS**

Pre-installation of telephone / fibre optics, electronic entry phone system and telecommunications according to regulations. Antennas for national channels and receptor for communal satellite dish. Antenna and TV/FM sockets in all rooms, all according to specific project of installations for access to telecommunications in the building drafted by the telecommunications engineer and in accordance with sectorial regulations.

### **14. INTERIOR PAINT**

Smooth plastic paint on plaster or drywall in white.

### **15. AIR CONDITIONING / HEATING**

The homes will be equipped with Split type air conditioning with wifi (hot/cold) with the machine in the false ceiling of the bathrooms providing outlet to the bedrooms by means of reclining linear vents and in the false ceiling of the kitchen providing outlet

to the living room by means of a linear air difusor.

The bathrooms and the kitchen will have a covered vertical shunt duct ensuring natural ventilation.

Electric underfloor heating in all bathrooms with digital heating thermostat.

Pre-installation of central heating with natural gas with optional central heating package. Optional aérothermal central heating package.

### **16. SOLAR PANELS**

Pre-installation to generate electricity with photovoltaic solar panels in compliance with T.D. specifications.

### **17. GARAGE**

Each property has a garage in the basement for private use with automatic garage door.

Pre-installation of electric charging point for plug-in car and complete installation if you contract the package.









## 18. DOOR ENTRY SYSTEMS

Video door entry system at the front gate of the home and at the entrance to the residential complex.

## 19. RESIDENTIAL COMPLEX

Gated and fenced residential complex. Access to the basement with automatic entrance gates. Communal 'Xeriscaping' gardens with little or no irrigation.

### Wellness facilities:

- Communal beach type swimming pool with automatic chlorination, as per the project and criteria of the T.D.
- Communal heated Jacuzzi located at the top of the communal pool.
- Communal sauna finished in wood for 8 people.

## 20. PRIVATE GARDENS

On the perimeter of the private plots, a wall and/or wooden or metal fence will be installed. The plot will be levelled and finished with a layer of gravel with landscaped elements towards the public road and communal areas.

## 21. YOUR PERSONALISED HOME

We are pleased to offer you a home customisation service:

- Distribute the spaces in the way that best suits your needs.
- Increase your comfort with security devices and technology.
- Improve even more the qualities and finishes.
- Make your new home even more sustainable.

The changes are always subject to the prior agreement of the T.D..

We can also provide an interior design service that will allow you to enjoy your new home from the first day.

You will have at your disposal a team of professionals who will turn the different spaces into the house of your dreams and you will not have to worry about a thing, only about enjoying your home.

## 22. ENERGY EFFICIENCY

We have a strong commitment to the planet's well-being, and that's why we strive for a minimum CEE label rating of B.