

QUALITY SPECIFICATIONS





# Welcome to your new home

**Pine Hill Residences** is an exclusive residential development of 71 homes designed for you to enjoy a modern lifestyle.

Offering well-being and comfort, it is an ideal place to live and experience Mediterranean life.

3 bedroom homes, each with a garage and storage room.

Pine Hill Residences strikes the perfect balance
between comfort, leisure and tranquillity.









### **FACADE**

- Exterior enclosure formed by factory brick, air chamber with interior insulation and cladding with a dry partition system of laminated plasterboard or factory brick.
- Exterior finish with a plastered cement mortar coated with exterior paint. The terraces are enclosed with a combination of a plastered and painted factory brick parapet and glazing.

# ROOFING

- The roofing has been designed to ensure tightness against leaks and moisture.
- A combination of flat (passable and non-passable) and sloping roofs. The passable roofs are finished with a nonslip stoneware floor in areas where their use requires it. Non-passable flat roofs are finished with gravel. Sloping roofs will be finished with tiles.

# **EXTERIOR CARPENTRY**

- PVC windows, with thermal break. Double glazing with air chamber.
- Door opening systems are sliding or folding, as per the project.





# **INTERIORS**

### **INTERIOR CARPENTRY**

### **ENTRANCE DOOR**

Security door with a 'multi 100' lock with at least 1 locking point. Peephole and interior finish to match the other interior doors.

#### **INTERIOR DOORS**

Smooth, white lacquered interior panel doors with metal fittings. Latches included on bathroom doors.

#### **FITTED WARDROBES**

 Floor to ceiling wardrobe doors to match the interior doors. Lacquered and internally fitted with a hanging rail and a shelf.

# **PARTITIONS AND SUSPENDED CEILINGS**

### **SEPARATION OF APARTMENTS**

 Separation between apartments is according to the regulations: CTE DB HR.

### **FLOORS**

## **ENTRANCE, BEDROOMS, KITCHEN,** HALLWAYS AND LOUNGE

■ Laminate flooring with an option of 2 colours, to be chosen by the client.

### **BATHROOMS**

 Porcelain stoneware of similar tonality and dimensions to that of the laminate flooring.

#### **TERRACE FLOOR**

■ C3 Non Slip Porcelain stoneware of similar tonality and dimensions to the interior flooring.

### **INTERIOR PARTITIONS**

- The interior walls of the house are formed of laminated plasterboard on galvanized steel frames with thermal insulation.
- The untiled interior walls are finished with smooth plastic paint coating.





# **FIXTURES**

### **BATHROOM FIXTURES**

### SANITARYWARE

• White vitrified porcelain sanitaryware.

#### **SHOWER TRAY**

 All bathrooms are equipped with resin, non-slip shower tray.

### **SINK AND SHOWER TAPS**

• Chrome mixer taps of a modern design.

### **BATHROOM VENTILATION SYSTEM**

Complies with CTE DB HS regulations.

### MASTER BATHROOM ACCESSORIES

■ Bathroom mirror

# **KITCHEN FIXTURES**

# BACK WALL BETWEEN UPPER AND LOWER CABINETS

■ Tiled on the kitchen front.

### **WORKTOP**

Worktop colour will match the doors of the kitchen cabinets, according to the set ambiences.

### SINK

 Stainless steel sink with single-lever taps

### **ELECTRICAL APPLIANCES**

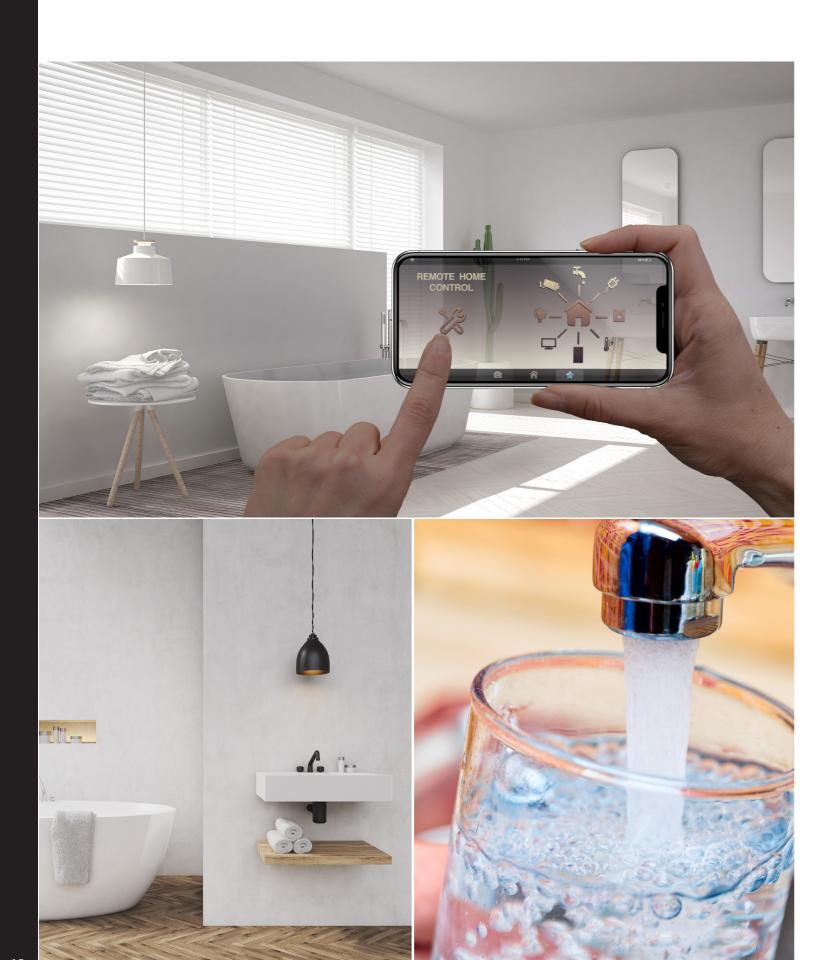
■ Refrigerator, extraction fan, induction hob, oven and dishwasher.

### FITTED KITCHEN

Upper and lower cabinets.

#### **WASHER AND DRYER**

 Pre-installation for washer and drying machines planned in the laundry area.



# **FACILITIES**

### **AIR CONDITIONING**

■ Installation of hot / cold air conditioning throughout the apartment. The developer will choose the most efficient air conditioning system according to the characteristics of the homes.

#### DOMESTIC HOT WATER PRODUCTION

■ Production of individual domestic hot water for each home via an aerothermal or equivalent system provided that energy efficiency is maintained.

### **VIDEO DOOR ENTRY INSTALLATION**

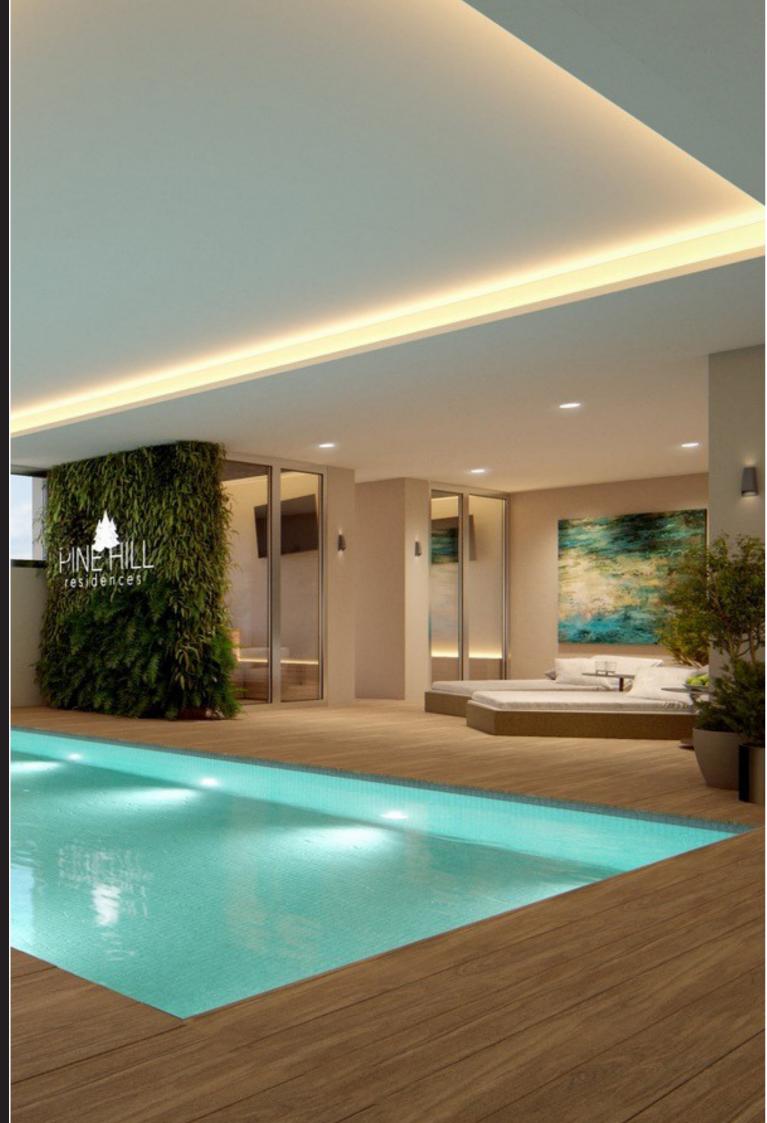
■ All apartments will have a video intercom system.

# BASIC HOME AUTOMATION INTEGRATION SYSTEM

■ The apartments will have pre-installation for a home automation system.

### **TELECOMMUNICATIONS INSTALLATION**

• Connections in the main rooms according to CTE.



# **AMENITIES**

### **COMMON AREAS**

### **OUTDOOR POOLS**

 Infinity pool with views and a central pool.

### **RELAXATION AREA**

- Indoor relaxation area equipped with heated pool, sauna, water jets and hydromassage.
- Changing rooms with showers and toilets.

### **FITNESS**

■ Fitness studio equipped with gym equipment, music system and television.

### **TRANSPORT**

Private shuttlebus from the development to the beach.

### **SOCIAL CLUB**

- Multipurpose common room located in the daylight basement.
- Gastrobar with seating area and kitchen.

### **CINEMA ROOM**

 Equipped with projector and sound system.

### **BUSINESS CENTER**

 Multipurpose office space with projector and printer.





C/ Pensamiento, 54 - 29640 Fuengirola, Málaga (España)

Phone: +34 627 872 713

e-mail: info@pinehillfuengirola.com

Web: www.pinehillfuengirola.com

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