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### Project description

“La Zenaida” Residential Complex is located in Rincón de la Victoria, in one of the most attractive sites in the province of Málaga. The complex has 67 2- and 3-bedroom homes standing on a plot of 18,000 m<sup>2</sup> that faces south.

The complex blends perfectly into its surroundings and was designed to allow residents maximum enjoyment of its natural surroundings and mild climate all the year round. The homes are designed in the Mediterranean style, with large panoramic windows that let in the light.

Each home is built with the finest materials and finishes, with extensive areas for relaxation and enjoyment, 3 salt-water pools, 2 paddle tennis courts, pedestrian walks with benches on which to sit and admire the surroundings. The whole complex has a harmonious design and is set inside a privately-owned forest of 8,000 m<sup>2</sup> with botanical gardens that contain over 40 species of plants, flowers and trees, particularly, palm trees.

La Zenaida is a philosophy of life, based on enjoyment, for a select group of persons who are looking for the peace and quality of life that large cities are unable to offer. All this, without forgetting that the complex is within easy reach of: Málaga city centre (15 km), Añoreta Golf Course (3 km), the beach (4 km), Málaga international airport (30 km) and 5-10 minutes from numerous shopping centres, medical centres, hospitals, etc. in the beautiful tourist city Rincón de la Victoria.

La Zenaida is a luxury that is available to only a privileged few. Only those who share this philosophy of life with us will be fortunate enough to be able to choose one of our select homes, following a rigorous selection process.

Lastly, I would just like to say that the first piece of advice we give our customers is, before buying a home, compare its location, views, price and quality with those of other complexes, and then, after considering all the options in depth, buy the property that best suits your needs.



## Communal areas and gardening

There is a **select botanical garden** spread out throughout the complex, in the different communal areas, planters, etc., achieving a careful landscaped environment.

La Zenaida is completely fenced, with entry gate to the Complex and opening by **Electronic Video control**, connected to the homes themselves and with the 24 hour **security reception**.

The interior road for cars to the **3 garages** is paved with cobblestone pieces of the brand **BREINCO**, “regula” model of the best quality.

At the blocks entrances and interior staircases there is **marble flooring** and timed lighting.

The **electric elevator** can be used from the garage floor and is an **EMBARBA**, “Luxury” model.

## Facades and covers

Exterior facades of bricks of half a foot, with interior partition wall of large ceramic bricks, insulation chamber.

**Thermal insulation** of projected polyurethane foam with an average width of 30 mm.

Exterior lining of the façades with mortar cement, finished with **white plastic paint**.

Inclined covers thermally insulated and finished **aged curved Arab type tiles**.

**Water-proof flat decks** with asphaltic covers, thermal insulation, finished with practicable ceramic pavement of **ROSA GRES** and skirting board of the same material.

## Partition walls and insulation

The partition walls in the home are of large format ceramic bricks, double space.

The separation between homes, **two thick partition walls of large format double space ceramic bricks**, with **rock wool insulation**.

Vertical and horizontal faces finished with **black plaster followed by white plaster**.

Vertical and horizontal faces painted with **plain white paint**.

**Falso plaster ceiling** in hall, kitchen, bathrooms, toilets and corridors.

**Plaster perimetre moulding** in lounge and bedrooms.

**Plaster cavities** in hall and corridor.

All divisions have been done according to the rules included in the Technical Building Code, especially in relation to the acoustic and thermal conditions in the home.



## Exterior Carpentry

Exterior windows **white lacquered aluminium** of the 800 series, with thermal acoustic glass Climalit 4+10+6 type, tilt and turn in spaces inferior to 2 m2.

**White lacquered blinds**, injected with thermal-acoustic material, located in lounges and bedrooms.

The utility rooms in all homes enclosed with white aluminium.

## Interior Carpentry

**Security door**, SEGURESTIL brand, 4B series smooth on both sides. On the outside “Sapelli” colour and stainless steel knob. On the inside Vaporized Beech colour with steel fittings and locks.

Corridor doors, UNIARTE brand, “Smooth Vaporized Beech” model. Chromed robust stainless steel knobs **TECOSUR** brand. Bathroom, toilet and bedroom doors have locks with chains and interior steel release **TECOSUR** brand.

The fitted wardrobes are lined with “Vaporized smooth beech” wood, UNIARTE, with a shelf and a hanging bar, **pre-installation of interior light** when the door is opened.

Folding wardrobe doors made with “smooth vaporized beech” wood, with long chromed robust stainless steel knobs placed vertically, **TECOSUR** brand, “Carrusel” model.

**FICHET BAUCHE vault**, electronic, “Confident EM 20” model, fitted in the main suite wardrobe at mid-height.

## Paving and tiling

**REAL GOLDEN marble** installed (**Extra quality**) cream colour (60 x 30 cm.) with bevelled skirting board of the same material in bedrooms, lounge, corridor and hall.

Terraces in homes, **ROSA GRES**. “Palma” model (31 x 31 cm.)

Main bathroom in **ceramic stoneware** by **PORCELANOSA**. “Real” model (33,30 x 33,30 cm.). Beige colour.

Vertical face main bathroom by **PORCELANOSA**. “Bambú Real” model. Beige colour. (33,30 x 1,00 cm.), with a decorative border of “Pro-part brass”, chromed of 12’5 mm.

Paving secondary bathroom in ceramic stoneware **Venís** by **PORCELANOSA**, “Sans” model, cream colour (33,30 x 33,30 cm.)

Vertical face secondary bathroom **Venís** by **PORCELANOSA**, “Sarria” model, cream colour crema (33,30 x 66,60 cm.) and in the showering area Venís by **PORCELANOSA**, “Mosaico Sarria” model, cream colour.



Paving in kitchen **Venís by PORCELANOSA** “Alsace” model, cream colour (44 x 66 cm.)

Vertical face in kitchen **Venís by PORCELANOSA** “Áureo” model (33’30 x 66’60 cm.) Ivory colour, with **two decorative borders of** “Pro-part Brass”, chromed of 12’5 mm. In main bathroom border of the same model and colour.

**Mirrors** in bathrooms and toilets with **aluminium frame**.

Two **glass shelves** with chromed steel fixtures next to the bath, except in bathroom that do not allow it because of their distribution.

The laundry rooms are **finished with the same quality materials as the kitchen**.

## **Bathroom fittings**

### **Main bathroom fixtures:**

- **Whirlpool bath JACOB DELAFON** “Odeon” model, white, with **bath screen totally installed**, **RESER-HUPPE** “Bayona” model, with front and side of tempered glass.
- **JACOB DELAFON** toilet “Scale” model, white.
- **JACOB DELAFON** bidet “Scale” model, white.
- Sinks: **JACOB DELAFON**. “Scale” model, white. Two embedded sinks in **Marble** worktop “**COTO**” model (**Extra Quality**) Ivory cream colour.
- Taps: **All of the GROHE** brand, Essence model.

### **Secondary bathroom fixtures:**

- Integrated shower plate **MARAIS**, “Cronos” model, white, with tempered glass bath screen totally installed.
- **JACOB DELAFON** toilet, “Odeon” model, white.
- **JACOB DELAFON** sink, “Odeon” model, white, embedded in **Marble (Extra Quality)** worktop, “Coto” model, Ivory cream colour.
- All taps are **GROHE**, Eurosmart model.

## **Electricity**

Mechanisms of **EUNEA** brand (**Merlín Gerin**), “Única Top” model in satinated chrome.

The buttons of the lounge and bedrooms have incorporated **potentiometers** and **pilot lights** in the corridors.

**Tubed and fitted under tube** electric installation, installed according to the **Low Tension Electrotechnic Regulation**.

**Exterior lighting system of exterior wall light** in all homes and **design lamppost** in ground floor homes.



## Plumbing

Distribution network of independent hot and cold water **TERMO SOLADO** pipes.

Cut-off valve of hot and cold water at the entrance of each damp room.

**Drainage system** with **standard PVC** pipes fitted with no-noise insulation jackets in necessary areas.

**Cold water point on terraces.**

**Digital watering system installed, drip watering**, in all the planters in the homes, excepting those that do not possess garden or planters in the terraces of the home.

The production of **hot water** is done through instant **gas individual heaters** of the **JUNKER** brand, containing **16 litres and electronic start-up** located on top of the laundry room **ROCA** sink with **GROHE** taps.

## Climate control

The climate control system installed in our homes is composed of air distribution system through conducts in lounge and bedrooms, heating through **heat pump** and **AIRWELL air conditioning**.

Both the main bathrooms and the secondary bathrooms have an **Electric Radiant Floor** system with temperature regulation console.

## Ventilation

Interior installation, up to the roof, for the individual ventilation of each bathroom and kitchen.

## Security

**SECURITAS alarm totally installed.**

**Includes:** Switchboard, keyboard, Magnetic and volumetric detectors and two domotic plugs for the control of the switching on /off of any electric appliance.

**TEGUI Digital Video entryphone**, connected to the entrance of each home, to the entrance to the urbanization and to the security booth.



## Sound, TV and telephone installation

All the homes have pre-installation for a distributed sound system with two points in the **lounge, main bedroom and terrace.**

Centralization of the reception of terrestrial and communal satellite signals for all homes. Possibility of facilities for any kind of signal by cable, satellite or digital.

**TV points** in lounge, bedrooms and kitchen.

**Television** is projected for **four channels of satellite TV of double polarity** for a collective system with **Televés OFF-SET antenna of 1 m of diameter** completely installed, with **satellite dish, satellite receptors SAT-100, LNC converters** of low noise factor, 0,9 dB, **monochannel amplifiers**, all approved by D.G. Tel.

Amplification system for 4 TV channels via satellite, composed by Televés T-30 of 45 dB amplifiers, power source, support plate for 8 modules, interconnection bridge.

**Telephone points:** in 2 bedroom homes, in lounge and main bedroom. In 3 bedroom homes in lounge, main bedroom and kitchen.

## Garages and storerooms

Each home as a **parking space and a storage area of between a minimum of 8 m2 and nearly 14 m2.**

Continuous paving of polished cement in garage and storerooms, located in the basement area.

Automatic access door with remote control with security system when opening and closing, **RECORD** brand, "Elemat" model, of folding corrugated iron with auto-lifting system.

## Insurance and Guarantee

According to the Law of Building Distribution, the seller has subscribed the Decennial Insurance with the company CASER, guaranteeing for ten years, from the effective date, the compensation or repair of the material damages caused in the building by vices or defects that have their origin or affect the main building, and directly compromise the mechanic resistance and the stability of the same. All information required by the RD 515/1989 of 04/21/89 is publicly available at sales office.

The furnishings that appear on the plans is just informative.

When the public property deeds are signed, or in its case the mortgage, the buyer will have to pay the costs relating to the Notary Public, the Property Register and the Documented Legal Acts.

Guarantee book of each of the construction units, including documentation and instructions of the use of the home and the complex.

