

An architectural rendering of a modern multi-story residential building at dusk. The building features white balconies with glass railings and warm interior lighting. Palm trees are planted in front of the building. In the foreground, there is a swimming pool with a wooden deck and a couple standing near the edge. The sky is a deep blue with some clouds.

OCEAN GARDEN Fuengirola - La Rosilla

Building Specifications

CONTENTS

The building

Communal areas

Interiors

Installations

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The building

Facade

The building facade will comprise a core of acoustic concrete blocks, finished externally with a single-coat render.

On the interior side of the homes, the facade enclosure will be thermally insulated and completed with a technical plasterboard lining, also insulated internally.

The terraces will be finished with porcelain flooring. The railings will consist of a precast concrete parapet anchored to the edge of the terrace slab, combined with glazed sections using safety glass.

Foundations and structure

The foundations will consist of perimeter retaining walls and a reinforced concrete slab, in accordance with the specifications set out in the corresponding geotechnical study.

The structure will be of reinforced concrete.

Communal areas

Access galleries, stairways and landings will be finished with porcelain stoneware flooring. Lighting will be provided by LED fittings with presence detectors.

The electric lifts will provide access from the garage to every floor of the building, comply with the dimensions required by the applicable accessibility regulations, and feature automatic telescopic stainless-steel doors.

Exterior joinery

The windows will be made of PVC or aluminium in a tobacco-coloured finish, with thermal-break frames and double glazing, significantly reducing heat and cold transfer as well as external noise, thereby ensuring indoor comfort.

The shutters will have lacquered aluminium slats with injected insulation.

Communal areas

Swimming pool

The development includes a communal swimming pool enclosed by a perimeter railing and surrounded by porcelain-paved poolside areas.

Sun deck

A sun deck with landscaping and natural grass will be arranged around the pool.

Chill-out areas

The spacious areas beneath the pergolas will accommodate several chill-out zones, creating a relaxed setting to enjoy with family and friends.

Gardens and development

Ocean Garden includes landscaped green areas designed by a local landscape architecture studio, taking into account the characteristics of the site and seeking the best possible adaptation to them.

The gardens will therefore feature native, low-water-consumption species combined with urban spaces for residents' maximum enjoyment.

The following amenities are accessed from the private outdoor grounds:

Coworking

A furnished work area designed to provide a quiet environment.

Spa

A relaxation and wellness area with saunas and a jacuzzi.

Gym

Overlooking the large garden and swimming pool, the gym will be equipped with fitness machines and everything needed to keep in shape without leaving home.

Installations

Electricity, telephone and TV

The homes are fitted with a communal aerial system for receiving television channels, with TV and telephone outlets in the living room, kitchen and bedrooms. They also include an electronic video entry system for opening the access doors.

Electrical fittings will be white throughout each home and provided in sufficient numbers to ensure optimum use of every space.

Air conditioning and DHW

Air conditioning and domestic hot water (DHW) will be supplied by individual air-source heat pump systems, with outdoor units located on the roof.

Air conditioning will be distributed through air ducts and controlled by a programmable thermostat located in the living room.

Interiors

Flooring and wall tiling

The entire home will feature continuous porcelain stoneware flooring in every room, including the kitchen and bathrooms, creating a greater sense of spaciousness.

Bathroom walls will be fully tiled with rectified porcelain tiles.

Bathrooms

Bathrooms will include high-grade non-slip sanitary gel-coat shower trays with a stone texture and shower screens. Thermostatic chrome-finish shower taps with an anti-limescale system. Compact vitreous-china toilet. All bathrooms include washbasins with vanity units and backlit mirrors.

Interior joinery

The entrance doors to the homes will be security doors with a white lacquered interior finish. Interior doors will have a matt white finish on both sides.

Partitions

Separating walls between homes will be built with acoustic perforated brick, rock-wool insulation and self-supporting linings with two plasterboard sheets on each side of the brickwork.

Internal partitions between rooms will consist of plasterboard walls with two sheets on each side and rock-wool insulation inside. Walls will be finished with smooth paint.