



ÖCEAN GARDEN

R E S I D E N C E

Fuengirola-La Rosilla

BUILDING SPECIFICATIONS



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THE BUILDING



Structure

The structure will be reinforced concrete.

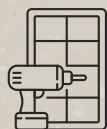


Facade

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

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

The terrazes 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.



Exterior joinery

The windows will be made of PVC or aluminium with a taupe finish, featuring thermal break technology and double glazing, significantly reducing heat and cold transfer as well as external noise, thereby ensuring a high level of indoor comfort.



Shutters

The blinds will be made of lacquered aluminum and insulated insulation.

Motorised shutters in all rooms.



Common 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.

COMMUNAL AREAS



Swimming pool

The development includes a 225 m² communal swimming pool enclosed by a perimeter railing and surrounded by porcelain-paved poolside areas.



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 development includes approximately 3,250 m² of outdoor communal areas, of which around 1,415 m² correspond to the landscaped area surrounding the swimming pool.



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.



Spa

A relaxation and wellness area with saunas and a jacuzzi.



Coworking

A furnished work area designed to provide a quiet environment.



Chill out areas

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



PARKING

Two parking spaces for each home, guaranteeing a closed parking space in the basement of the building. Option of motorization in individual garage door.

Pre-installation for electric vehicle charging.

INTERIORS



Flooring and wall tiling

The entire house will have continuous rectified porcelain stoneware flooring in all rooms, including kitchen and bathrooms, for a feeling of greater spaciousness.

The bathroom walls will be fully tiled with high-quality ceramic finishes.



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.



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.



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.



Kitchens

Fully equipped kitchens with wall and base units and a standard worktop.

All homes come with BOSCH appliances included in the purchase price. These include a refrigerator, induction hob, extractor hood, oven, microwave, dishwasher and washing machine.



Customisation Options

Customization option in kitchen countertop, kitchen furniture, bathroom tiles, bathroom furniture and general flooring.

INSTALLATIONS



Electrical and telecommunications systems

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.

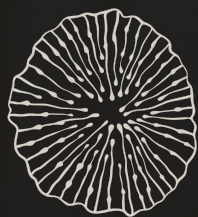
Thy also include an electronic video entry system for opening the access doors.



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 dhe roof.

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



OCEAN GARDEN

RESIDENCES



+34 607 675 557

Camino de la Cantera, s/n. 29640 Fuengirola, Málaga

oceangarden@rossoinmobiliaria.com

oceangardenfuengirola.com

MARKETED BY:

rosso
INMOBILIARIA

DEVELOPED BY:

AKRON
HOMES by TANGO