

An architectural rendering of a modern, multi-story resort building, La Vista Suites, built into a hillside. The building features white facades, large glass windows, and multiple terraces with outdoor furniture. A swimming pool with lounge chairs is in the foreground, and a body of water is visible in the background. The text "Quality Report" is overlaid in the center.

Quality Report

LaVista Suites

by Libreles Nerja S.L.

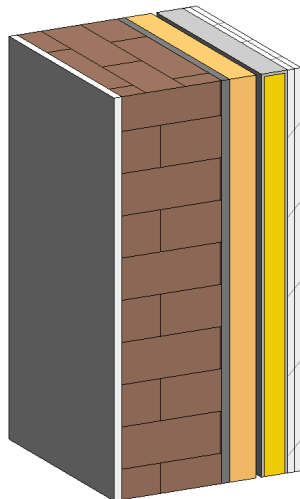
STRUCTURE AND FOUNDATION.

Based on reinforced concrete anti-seismic solution, according to Spanish requirements and regulations (C.T.E. and Structural Code). Ecological plant walls in the foundation and construction of the main pool. Provision of areas for the installation of a spa or pool on terraces with reinforcement of structures.



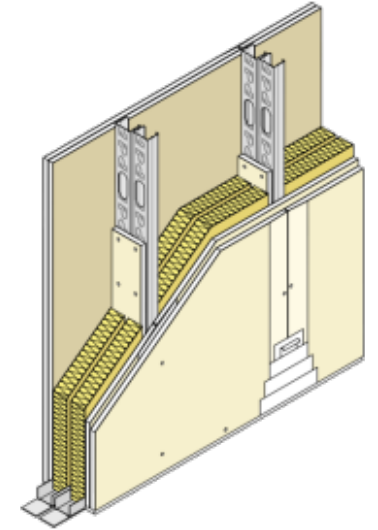
OUTDOOR ENCLOSURE

Facade enclosure composed perforated brick, thick plastered internally, air chamber, sprayed with high-density polyurethane. The interior sheet will be composed of double-plate laminated plaster lining, on a self-supporting structure of galvanized steel profiles and a rock wool panel for thermoacoustic insulation.



INTERIOR DIVISIONS

Separation between homes and common areas with systems that comply with the technical code (C.T.E.), with acoustic insulation of 50 dB and in the elevator and machine room at 55 dB.



EXTERIOR, INTERIOR AND FLOORING COVERINGS

We will use large-format rectified porcelain stoneware. Always top quality with matching skirting board. Including anti-impact acoustic insulation sheet between homes.

The terraces will be floored with non-slip porcelain stoneware of the same quality.



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EXTERIOR CARPENTRY AND GLAZING

Lacquered aluminum exterior carpentry with thermal bridge break and thermal-acoustic double glazing with solar control and motorized blinds.



KITCHEN

Fully equipped with the possibility of customization.

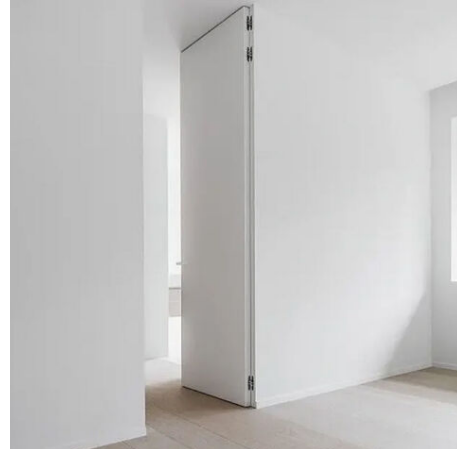
Top brand countertops and appliances and paneled furniture.



INTERIOR CARPENTRY

High-quality armoured access door to the home.

Floor-to-ceiling interior doors finished in lacquer or wood



SANITARY DEVICES AND PLUMBING

Wall-hung or low-tank toilet, single or double-bowl washbasin unit with top-quality chrome taps, non-slip shower tray and glass screen. The main bathroom will have shower taps with a rain-effect spray.



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AIR CONDITIONING AND VENTILATION

High energy efficiency air conditioning system using aerothermal energy and with main radiant floor emitter throughout the home and production (ACS). Double flow heat recovery for ventilation and improvement of indoor air quality. Control by room through airzone technology.



ELECTRICITY AND HOME AUTOMATION

Top quality mechanisms, installation of video intercom, luminaires with LED technology, television, voice and data sockets in the living room, bedrooms, television socket on terraces and kitchen, preparation of fiber optics from the telecommunications, and home automation system for air conditioning and ventilation. Blinds and lighting control system.



GARAGE

Mechanized garage access door with remote control. Pre-installation of electric charging point.



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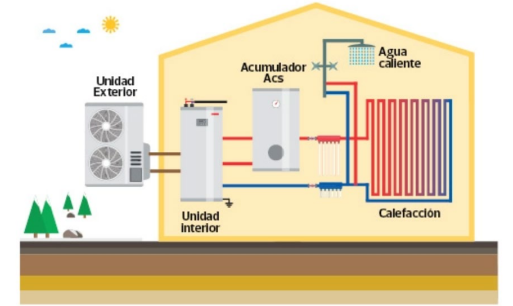
COMMON ZONES

- Mediterranean-type gardens, and automatic outdoor irrigation
- Infinity pool with waterfall, surrounded by a beach area finished in premium non-slip material
- Gym equipped with sports equipment
- Relaxation area with SPA



SUSTAINABILITY

- Aerothermal energy for the production of heat and coldfrío
- LED type lighting
- Low water consumption vegetation elements.
- Energy rating A
- Adaptation to the latest CTE



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