BALI

VILLAS

QUALITY SPECIFICATIONS BALI VILLAS

O'live Group Homes
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CONSTRUCTION

FOUNDATIONS

• The foundation will be executed in accordance with CTE and EHE regulations. Excavations, foundations, and basement walls will be carried out in accordance with the recommendations of the geotechnical study and the specifications of the execution project. Reinforced concrete of adequate strength and characteristics according to EHE, cements suitable for the aggressiveness of the terrain and steel, as per calculations, will be used always complying with current regulations and with CTE-SE and SE-AE regarding structural safety and building actions.

STRUCTURES

• Reinforced concrete structure in accordance with the Spanish construction regulations CTE.

FAÇADES

• Exterior enclosure made of perforated brick, air chamber with interior insulation using rock wool, and lined with plasterboard on galvanized steel structure on the interior of the homes, in compliance with the Technical Building Code and acoustic DB-HE (energy saving), DB-HR (noise protection), and DB-HS (health).

ROOFS, INSULATION AND WATERPROOFING

• Walkable roofs with non-slip ceramic flooring where required and gravel elsewhere.

• Exterior walls coated with cement mortar.

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INTERIORS

PAINTING

• Acrylic exterior paint on the façade, white colour. Smooth plastic paint on walls and ceilings.

• *OPTIONAL* - For interior paint: 3 colours to be chosen by the client, always within the deadline.

INTERIORS DIVISIONS

• Partitions between rooms are composed of drywall panels on a galvanized steel framework, with rock wool insulation.

CEILINGS

• The entire dwelling will feature suspended ceilings.

• Terraces: Suspended ceilings in terraces with PVC wood imitation slats.

• Cove lighting in the kitchen ceiling and recessed lighting in the ceilings of the bedrooms and living room.

FLOORING AND TILING

For both interior and exterior areas: rectified large-format ceramic of the same colour.

• The entire dwelling: large-format ceramic flooring.

• Terraces will have the same flooring as the dwelling (ceramic with skirting of the same material). C3 classification (slip resistance) according to the CTE.

• Tiling: large-format tiling from floor to ceiling in wet areas.

The remaining bathroom walls will be finished with anti-mold plastic paint in a colour that matches the rest of the house.

ALUMINIUM EXTERIOR CARPENTRY

• Lacquered aluminium carpentry finished in a colour to be specified by the design team, featuring thermal break and double glazing with thermal and acoustic properties. Motorized blinds will be installed in the bedrooms.

• On the main façade: carpentry with safety glass and recessed floor-mounted sliding doors providing access to the terraces from the living room.

• The remaining windows will be sliding, except for the staircase area, which will have fixed windows.

• Glass railing.

INTERIOR WOOD CARPENTRY

• Entrance door: a pivoting, armoured door with a security lock and master key system.

• Interior passage doors: fitted with chrome or matte hardware.

• Modular closets: laminated with melamine, including drawer units and hanging bars.







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INSTALLATIONS

PLUMBING

• Shut-off valves: hot and cold water shut-off valves at the entrance of the dwelling and in each wet area.

• Water softening system: installation of a common water softening system for the entire development.

• Automatic water cut-off system triggered by a flood detection sensor.

ELECTRICITY

• Complete basic electrical installation with switches and plugs bases from top brands, including main and secondary panels, in compliance with the REBT (Regulations for Low Voltage Electrical Installations).

• Installation of a colour video intercom system, including direct communication with the entry gate.

• TV and data connection points in all main rooms.

• Pre-installation for motorized blinds in main rooms.

• Plugs with integrated USB ports in the master bedroom and kitchen.

LIGHTNING

• LED lighting in the home according to the project

• Light dimmers in all bedrooms.

• Outdoor lighting fixtures in common areas, terraces with focused lighting.

HEATING AND AIR CONDITIONING

Ventilation and air renewal system throughout the house, in accordance with the technical code DB-HS.

• Independent air conditioning system for each room (excluding the basement).

• Domestic hot water system (DHW) using aerothermal technology.

• Underfloor heating on the ground and first floors, installed with PVC pipes for hot water powered by the aerothermal system.

• Energy efficiency through aero-thermal technology.

BATHROOMS

• Suspended toilet with concealed cistern and soft-close mechanism in the master bathroom and guest bathroom.

• Countertop with integrated double sink and under-cabinet in the master bathroom, and single sink in the other bathrooms.

• Mirror with LED lighting in all bathrooms.

• Black faucets.

• Single-lever faucets in all bathrooms, except in the shower of the master bathroom, which will have a thermostatic faucet.

• Bathtub and shower tray in the master bathroom, except in villas 8, 9, 10, and 11, which will have a shower tray only.

• Rainfall showerhead in the master bathroom, and in the other bathrooms, a shower column with a single-lever faucet.

• Shower and toilet partitions in the master bathroom.

• Air renewal and ventilation system with adjustable motorized extraction.

TELECOMMUNICATIONS

• TV, telephone and internet plugs in the living room, kitchen and bedrooms.

• TV plugs on terraces.

• Installation of a home automation system for controlling lights, air conditioning and blinds.

KITCHENS

High-quality cabinetry with upper cabinets.

• Porcelain countertops.

• Integrated ceiling-mounted extractor hood above the induction cooktop.

APPLIANCES

• Gaggenau Series 200 appliances: multifunction oven, microwave, integrated refrigerator/freezer,induction cooktop and dishwasher.

• Ceiling-integrated extractor hood by Frecan or similar.

• Bosch washer and dryer integrated into cabinetry in the laundry area, depending on the type of home.

• 2 plugs and 2 USB ports on the kitchen island.







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CHARACTERISTICS

GARDEN AREA AND PRIVATE POOL

- Private pool with saline chlorination.
- Outside shower area.
- Artificial Grass.
- Gardens around the perimeter of the plot according to the project.
- Water point.
- TV point.
- Chill-out area.

MAIN ENTRANCE AND LIFTS

- Independent entrance gate to each private plot from the common area.
- Elevator access to amenities, including the spa, cinema, and gym.

PARKING

- Private parking with space for at least two vehicles.
- Vehicle access to the development via remote control.
- Access to the private garage by remote control.
- Pre-installation charging points for electric vehicles.

INTERIOR PATHWAYS AND PLOT ENCLOSURE

- Anti-slip pedestrian pavement.
- Perimeter fencing according to the project design.

LIFTS IN VILLAS

- Villas 1, 2, 3, 4, 8, 9, 10, 11.

PRIVATIVE GARDENS

- Artificial Grass.
- Natural plants along part of the perimeter as per the plan, with an automatic irrigation system managed by the communal irrigation system.

COMMON GARDENS

- With trees, flowers and outdoor lighting.
- Automatic irrigation system.

SECURITY

- Enclosed complex with a video surveillance system at entrances, along the perimeter and in common areas.

COMMUNITY SPA

- SPA, Turkish bath, sauna, relaxation area, female and male changing rooms with showers and toilets.

COMMUNITY GYM

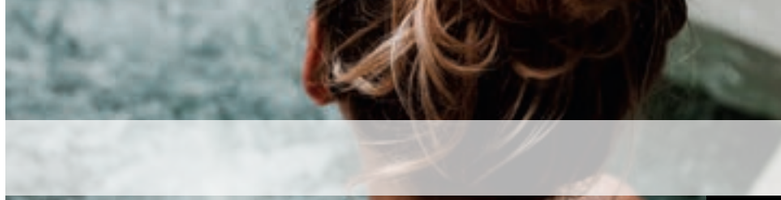
- Gym equipped with Sonos music system and television.

WI-FI

- Wi-fi in SPA area, Gym and Cinema room.

COMMUNITY CINEMA ROOM

- Cinema room with a minimum of 12 seats.









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AMANDRO
VILLAS

Promotion of 19 villas developed by AMADRO VILLAS, SL in La Cala de Mijas, Mijas Costa, Málaga. Some of the finishes shown here may incur an additional cost. The final specifications for each property will be confirmed at the time of signing the sale contract. Any improvements or changes to the materials and/or qualities chosen by the customer from the options offered will be documented in the addendum to the purchase agreement. These options will be available as long as the deadline for the request has not been exceeded. If it is not possible to supply the materials included in this brochure, they will be replaced by others of similar or superior quality. The furnishing and decoration shown are purely decorative and not included in the price. The gardens, palms and trees will be subject to modifications due to their design under development. All services will be managed by an external company at the community's expense. Amando Villas S.L. reserves the right to introduce at any time the modifications it considers necessary for technical, commercial, legal or administrative purposes to guarantee the viability, management and construction of the Project. All the information and DIA related to R.D.515/1989 dated April 21st, are available to consumers at the Promotion's sales office, located at C/Alpandeire, s/n, 29649 Las Lagunas de Mijas, Málaga. The total surface area of the dwelling was calculated in accordance with the R.D. 515/1989 of April 21st. All sums paid on account are guaranteed from the signing of the sale contract until completion of the works, in accordance with the regulations in force. Legal Notice: Promoted by AMANDRO VILLAS, S.L., CIF. B-72693179, Calle Río Benamargosa 3, Edificio Ofitres, office 4, 29649 Mijas Costa, Málaga.

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