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# AUSTRIA9

C/DON JUAN DE AUSTRIA 9, MÁLAGA  
**SPECIFICATIONS**

# AUSTRIA9

LA TRINIDAD, MÁLAGA

17 VIVIENDAS (ESTUDIOS, 1 Y 2 DORMITORIOS)

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# TECHNICAL SPECIFICATIONS

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## FOUNDATION AND STRUCTURE



-Reinforced concrete foundation, following the recommendations of the Geotechnical Study. Reinforced concrete structure with columns and lightweight waffle slabs using concrete coffers, executed in accordance with the Technical Building Code (CTE) and Structural Code.

## ROOF:



Constructed with slope formation, waterproofing layer, thermal insulation, and finished with gravel in non-walkable areas, and with ceramic paving in walkable areas.

## FACADES:



Exterior wall enclosure made of brick-thick perforated solid brick, with interior rendering, air chamber, and interior lining of double plasterboard with rock wool insulation.

High-efficiency EPS exterior insulation to prevent thermal bridging (SATE), finished with durable acrylic coating.

Ventilated façade cladding on the east-facing façade.

## INNER WALLS:



The partitions between dwellings and between dwellings and common areas will be built with soundproof brickwork and internal lining.

The partitions between rooms within the same dwelling will be constructed with double-layer plasterboard walls with mineral wool insulation.

# TECHNICAL SPECIFICATIONS

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## WINDOWS:



-Exterior windows with high-performance aluminum or PVC profiles in color finish.

Aluminum slat blinds in bedrooms, compact system.

High-performance double glazing in windows and doors, with air chamber, adapted to orientation.

## DOORS:



Reinforced entrance door with acoustic insulation, security hinges, exterior handle, peephole, and stainless steel interior handle.

White lacquered interior doors.

Door frames and trim in MDF.

White lacquered wardrobes with textile-style interior finish, drawer unit in bedrooms, and top shelf for storage.

## INTERIOR FINISHES:



Vertical finishes:

-Bathrooms: Large-format ceramic wall tiles with finishes to choose from.

Rest of the home: Finished with smooth plastic paint.

### Horizontal finishes:

Continuous ceilings made of laminated plasterboard throughout the entire home. In bathrooms or toilets where the installation of an indoor air conditioning unit is planned, an access panel will be installed for maintenance.

# TECHNICAL SPECIFICATIONS

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## INTERIOR FINISHES:

### Floors:



Throughout the entire home, including bathrooms and terrace, large-format porcelain flooring will be installed over self-leveling mortar. Finishes available to choose from.

### PLUMBING:



-Domestic hot water (DHW) production generated through a high-efficiency communal aerothermal system.

Individual water meters for each dwelling for cold water.

Multilayer cross-linked polyethylene (PEX) piping, with appropriate insulation on hot water pipes. Drainage system in PVC.

Top-brand sanitary fixtures (Roca or similar) with single-lever faucets, flat shower tray, vanity unit with drawers, and mirror.

### ELECTRICAL:



-Electrical installation in accordance with the Low Voltage Electrotechnical Regulation (REBT), with fittings to be determined by the Project Management.

Provision of infrastructure for electric vehicle charging in accordance with ITC BT-52.

Electronic video intercom with entry panel at the building entrance.

Communal photovoltaic installation for electricity production.

# TECHNICAL SPECIFICATIONS

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## **TELECOMMUNICATIONS:**

Telecommunications infrastructure installed in accordance with the Regulation on Common Telecommunications Infrastructure for access to telecommunications services within buildings.

## **AIR CONDITIONING:**

Ducted air conditioning system. Outdoor unit located on the rooftop; indoor unit installed in the bathroom's false ceiling. Thermostat located in the living room.

## **INDOOR AIR QUALITY:**

The home will include a ventilation system to ensure healthy indoor air quality and compliance with the Technical Building Code.

## **KITCHEN FURNITURE:**

-Laminated cabinet doors with edge banding, available in various colors to choose from.

Countertop made of compact or porcelain material, with finish options available.

Balay or similar brand appliances, including: vitroceramic cooktop, chimney-style range hood, stainless steel front oven, combined refrigerator, 60 cm dishwasher, and stainless steel sink with single-lever faucet.

# TECHNICAL SPECIFICATIONS

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## **INTERIOR COMMON AREAS:**

- Entrance hall decorated according to a specific design.
- Stair steps made of porcelain material, with matching risers and stringers, and metal railings as per the Project Management's design, finished with enamel paint.
- Floor landings finished with porcelain ceramic material.
- LED lighting in hallways and entrance areas, according to the project.
- Communal laundry room equipped with washing machines and dryers for residents' use.
- Drying patio.

## **NOTE:**

The materials described in this specifications sheet may be subject to modifications. The Project Management reserves the right to substitute them due to technical, construction, legal, or supply needs, or as required by the various authorities involved in the building process.