TECHNICAL DOCUMENT

ORUM

brosh | A - cero

Quality specifications

Specification of materials, construction systems and installations.

UNITS
15 residences

ARCHITECTURE
A-cero

LOCATION
Altaya · Estepona

INTERIOR DESIGN
STUDIO 1969

DEVELOPER

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ORUM is an exclusive development of **15 luxury residences** in Estepona, in the prestigious Altaya sector. A unique residential project combining contemporary design, signature architecture and a privileged location on the Costa del Sol.

Designed by the A-cero studio, the complex is defined by clean lines, sculptural volumes and meticulous attention to detail. The homes offer space, light and comfort, with large terraces, open-plan spaces and high-end finishes.

Its location next to Guadalmina, just minutes from Puerto Banús, Benahavís, Marbella and Málaga, offers peace and privacy without giving up the best connections and services in the area.

Units	15 HOMES
Layout	3 BEDROOMS
Type	APARTMENT BUILDING
Energy rating	A
Construction control	INDEPENDENT OCT

Brands and systems specified in the project. They may be replaced by others of equivalent or higher quality.

KITCHEN	
Cabinetry	VALCUCINE
Appliances	GAGGENAU
BATHROOM	
Sanitary ware	LAUFEN
Taps	DORNBRACHT
Wall tiling	INALCO
GENERAL	
Flooring	GUNNI & TRENTINO
Exterior joinery	SCHÜCO
Interior design	STUDIO 1969
Architecture	A-CERO
COMMUNAL AREAS	
Gym	TECNOGYM
Club room kitchen	POLIFORM

03 Structure and envelope

03.01 Structure

Foundations and structure are built in reinforced concrete in compliance with current regulations. An independent Technical Control Body (OCT) ensures the structural elements are correctly executed.

03.02 Façades

Brick masonry with thermal-acoustic insulation and air chamber, lined internally with plasterboard on metal framing. The exterior cladding combines stone or lightweight materials, with GRC, Alucobond or similar panels, and large glazed surfaces.

Terraces are enclosed with safety glass balustrades, according to the architectural design.

03.03 Roofs

Flat roofs with waterproofing membrane and thermal insulation above living areas, ensuring watertightness and indoor comfort.

03.04 Exterior joinery

All exterior joinery is thermally broken aluminium, SCHÜCO type, with double glazing and air chamber, and tilt-and-turn opening according to the architectural design. Motorised blinds.

Exits to covered outdoor areas have the lower profile flush and concealed in the floor, so the threshold disappears and the terrace reads as a continuation of the living room.

Profiles	Thermally broken aluminium
System	SCHÜCO
Glazing	Double, air chamber
Blinds	Motorised
Thresholds	Flush

04 Partitions and joinery

04.01 Party walls

Ceramic walls lined on both sides with double plasterboard. Walls facing communal areas are lined with double plasterboard on the home side and finished in plaster or board on the communal side.

04.02 Interior partitions

Self-supporting partitions of double plasterboard on metal framing, with the insulation required in each case to ensure thermal and acoustic comfort.

04.03 Interior joinery

Armoured entrance door, finished on the inside to match the interior joinery. Extra-height interior doors with concealed hardware, integrated into their finish as detailed by STUDIO 1969.

Modular wardrobes in bedrooms, with extra-height soft-close doors matching the interior doors, fitted with top shelf, hanging rail and drawer unit.

04.04

Kitchen

Open to the living room, it continues the flooring of the rest of the home: large-format GUNNI & TRENTINO porcelain.

Delivered fully fitted with VALCUCINE base and wall units with soft-close hardware, and equipped with GAGGENAU appliances.

EQUIPMENT

Cabinetry	VALCUCINE
Appliances	GAGGENAU

04.05 Living room, bedrooms and hallways

Large-format GUNNI & TRENTINO porcelain flooring, finished with skirting. Walls and ceilings in smooth plastic paint, in textures and colours to be defined by STUDIO 1969.

False ceilings throughout, allowing a more efficient distribution of installations, with curtain recesses in the living room and bedrooms and coves with indirect LED lighting.

04.06 Bathrooms

Flooring identical to the rest of the home, in GUNNI & TRENTINO porcelain. Walls combine INALCO ceramic tiling with other finishes designed by STUDIO 1969.

False ceiling with access panels as required by installations, finished in smooth plastic paint. Ceiling recess with LED lighting and backlit mirror above the washbasin.

05 Terraces, pool and garden

05.01 Terraces and private patios

Paved areas are finished in non-slip GUNNI & TRENTINO porcelain suitable for outdoor use.

05.02 Private pool

The individual pool is an infinity pool integrated into the design of the outdoor terrace, in homes that include one.

05.03 Garden areas

On natural ground, delivered with ground-cover planting and greenery separating the homes.

05.04

Communal areas

The complex will feature a communal pool, landscaped gardens and a wellness room for the wellbeing, leisure and shared use of residents, equipped with a Tecnogym gym, sauna, hammam and indoor pool. It will also have a communal club room, conceived as a versatile multi-purpose space, furnished and with a Poliform kitchen area.

The whole complex, both homes and communal areas, will have photovoltaic panels for self-consumption, as well as electric vehicle charging in every parking space.

COMMUNAL SERVICES

Outdoors	Pool and gardens
Wellness room	Gym, sauna, hammam and indoor pool
Club room	Poliform kitchen
Energy	Photovoltaic
EV charging	Every space

06 Climate, water and ventilation

06.01 Air conditioning, heating and hot water

Installation in accordance with the Regulation on Thermal Installations in Buildings (RITE). Domestic hot water produced by aerothermal energy and zoned underfloor heating.

Complemented by ducted hot-cold air conditioning, with supply grilles in the living room and bedrooms, controlled by a home automation system with central display.

06.02 Ventilation

Mechanical ventilation system for proper renewal of stale indoor air, without the need to open windows.

06.03 Plumbing and sanitary ware

Main stopcock in each home and in wet rooms (kitchens and bathrooms). Terraces and private gardens have water points.

LAUFEN sanitary ware, with washbasin countertop as detailed by the interior designer. Bathrooms are fitted with a shower tray, unless a bathtub is chosen where size and layout allow.

DORNBRACHT thermostatic taps with shower heads.

Sanitary ware	LAUFEN
Taps	DORNBRACHT

06.04 Electrical and telecoms

Installation in accordance with the Low Voltage Electrotechnical Regulation and the Regulation on Common Telecommunications Infrastructure.

Rooftop photovoltaic panels for self-consumption across the whole complex, both homes and communal areas, providing significant energy savings. Electric vehicle charging in every parking space.

Fittings with USB sockets in every room and TV/phone sockets as per the electrical and ICT project; power socket on terraces and private gardens.

Video entry system at the access to the common road and motorised vehicle gate with automatic opening and closing.

Generation	Photovoltaic self-consumption
EV charging	Every space
Fittings	With USB sockets
Home control	Home automation
Access	Video entry

07 A PRIVATE ENCLOSURE

07.01 Development

A single access from the main street to a gated, private enclosure, leading to each building entrance and to the communal pool. Communal areas are landscaped to the landscape design.

07.02 Entrances and staircases

A combination of materials gives them a contemporary, modern look, with lighting activated by presence detectors.

07.03 Basement levels

Fire protection installation and ventilation system in accordance with fire safety regulations. Electric vehicle charging in every parking space.

The amenities are completed by 2 multi-purpose rooms at garage level, available to the community.

The development will be delivered with 2 buggies at basement level for the use of the owners.

Comprehensive security system

Two-layer protection: private control of the residential enclosure and perimeter control of the Altaya sector.

07.04 Access control

Enclosure with a single point of entry and exit, for pedestrians and vehicles, with permanent monitoring.

07.05 Video surveillance (CCTV)

Closed-circuit television covering pedestrian accesses, vehicle access and garage levels.

07.06 Sector security

Control barriers on the main access road to the development. Optional membership of the mobile patrol service to be implemented for the whole area.

Access points	Single, pedestrian and vehicle
CCTV coverage	Accesses and garage
Monitoring	Permanent
Altaya sector	Road barriers
Mobile patrol	Optional

A

08.01 · ENERGY RATING

The highest rating, the result of the building envelope, aerothermal energy and the development's photovoltaic generation.

SUSTAINABLE COMMITMENT

08.02	Advanced insulation and high-performance double-glazed exterior joinery.
08.03	Efficient ventilation and photovoltaic panels for self-consumption in homes and communal areas, reducing consumption and energy bills.
08.04	Large windows that maximise natural light and reduce artificial lighting.
08.05	Water savings thanks to dual-flush WCs and taps with aerators.

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To find out more about any section of these specifications, request the availability plan or arrange a viewing, write to us directly.

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DEVELOPER be

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CONDITIONS

These quality specifications are for guidance only. The developer reserves the right to make changes for technical, legal or commercial reasons, replacing materials with others of equivalent or higher quality. Images and renderings are indicative and non-binding. This document has no contractual value.