TECHNICAL DOCUMENT

NAYA RESIDENCES

Quality specifications

Specification of materials, construction systems and installations.

UNITS
88 residences

ARCHITECTURE
HCP+

LOCATION
Altaya · Estepona

INTERIOR DESIGN
JAFLORES

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Naya Residences is an exclusive development of 88 residences in Estepona, offering homes of contemporary design with high-end finishes.

The complex features gardens, swimming pools, a gym, a social club and a hammam: a residential setting designed for a life of calm, light and balance.

Its strategic location next to Guadalmina, just minutes from Puerto Banús, Benahavís, Marbella and Málaga, combines the tranquillity of a private enclave with the best connections on the Costa del Sol.

Units	88 homes
Layout	2 and 3 bedrooms
Type	Apartment building
Energy rating	A
Construction control	OCT

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

KITCHEN	
Worktop	PORCELANOSA
Appliances	MIELE
Cabinetry	PORCELANOSA
BATHROOM	
WC	VILLEROY & BOCH
Washbasin	KRION
Taps	ZUCCHETTI
Wall tiling	PORCELANOSA
GENERAL	
Flooring	PORCELANOSA
Exterior joinery	SCHÜCO
Hot water	*Aerothermal*

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 structure is correctly executed.

03.02 Façades

The façade is finished with a continuous render on its outer face and features a double layer of thermal and acoustic insulation, lined internally with plasterboard on galvanised framing.

Terraces enclosed with a combination of masonry and glass, depending on location and architectural design.

03.03 Roofs

Flat roofs are waterproofed with a double membrane to ensure watertightness, and finished according to their use. Those above living areas include a double layer of thermal insulation, considerably improving indoor comfort.

03.04 Exterior joinery

Thermally broken aluminium joinery with double glazing and air chamber, ensuring a high level of thermal and acoustic comfort.

SCHÜCO casement and sliding window systems. Homes feature motorised blinds in the living room and bedrooms.

Profiles	Thermally broken aluminium
System	SCHÜCO
Glazing	Double, air chamber
Opening	Casement and sliding
Blinds	Motorised

04 Partitions and joinery

04.01 Party walls

Ceramic brickwork lined on both sides with insulation and double plasterboard, for excellent thermal and acoustic performance. Towards communal areas, ceramic walls lined with insulation and double plasterboard on the home side, plastered on the outer side.

04.02 Interior partitions

Self-supporting partitions of double plasterboard on galvanised framing, with an insulated core between spaces of different use.

04.03 Interior joinery

Armoured entrance door, finished on the inside to match the interior joinery. Extra-height interior doors.

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

04.04 Kitchen

Delivered fully fitted with wall and base units and an ultra-thin PORCELANOSA porcelain worktop. The large-format porcelain flooring continues from the rest of the home.

EQUIPMENT

Hob	Induction
Extractor hood	Included
Oven and microwave	Tall unit
Dishwasher and fridge	Integrated
Appliances	MIELE
Sink	Undermount
Washing machine	Included

04.05 Living room, bedrooms and hallways

Large-format PORCELANOSA porcelain flooring, finished with skirting to match the interior joinery.

False ceilings throughout, improving acoustics and adding a decorative touch, with curtain recesses. The living-dining room features an indirect lighting cove.

04.06 Bathrooms

Walls finished in a combination of PORCELANOSA porcelain tiles and paint. Large-format porcelain flooring, matching the rest of the home.

Ceiling recess with LED lighting and backlit mirror above the washbasin.

05 Terraces and solarium

05.01 Terraces

Finished in large-format non-slip PORCELANOSA porcelain, suitable for outdoor use and continuous with the interior.

05.02 Solarium

Finished in the same non-slip porcelain as the terraces.

Material	Porcelain stoneware
Brand	PORCELANOSA
Format	Large format
Finish	Non-slip

06 Climate, water and ventilation

06.01 Air conditioning, heating and hot water

Domestic hot water produced by aerothermal energy. Zoned underfloor heating for greater comfort.

Complemented by ducted air conditioning in the living room and bedrooms, controlled by an AIRZONE-type home automation system or similar, with a central display in the living room and sensors in every habitable room.

06.02 Ventilation

Mechanical ventilation system that extracts stale air and renews indoor air without the need to open windows.

06.03

Plumbing and sanitary ware

Main stopcock in each home and in wet rooms. Water points on terraces and private gardens.

Wall-hung WCs with concealed cistern and flush plate. Shower tray, unless a bathtub is chosen depending on size and layout. Thermostatic taps with shower heads.

WC	VILLEROY & BOCH
Washbasin	KRION
Taps	ZUCCHETTI
Flush	Dual, concealed
Main bathroom	Built-in shower
Second bathroom	Exposed column

06.04 Electrical and telecoms

TV and telephone sockets in the living room and bedrooms, and electrical fittings with USB sockets in every room.

Video entry system at the main access and intercom at each building entrance. Photovoltaic panels reduce the energy consumption of communal areas.

Generation	Photovoltaic
Fittings	With USB sockets
TV and phone sockets	Living room and bedrooms
Access	Video entry

07 A private setting

07.01 Development

Gated development with landscaped communal areas in different settings, lounge areas and street workout. A distinctive pool surrounded by a solarium.

07.02 Social club and wellness

Heated indoor pool with, alongside it, a social club, equipped gym, hammam and sauna.

07.03 Entrances and staircases

A combination of contemporary materials. LED lighting in entrances, staircases, lobbies and garage, with presence detectors.

07.04 Basement levels

Motorised vehicle gate with smart opening. Pre-installation for future electric vehicle charging points.

07.05

Permanent security system

Naya redefines privacy and peace of mind with a comprehensive security system: CCTV in the garage and pedestrian accesses, and a single, permanently monitored point of entry and exit.

As part of the Altaya sector, it also has barriers on the main road and optional membership of the area's mobile patrol programme.

Video surveillance	CCTV
Access	Single point
Monitoring	Permanent
Altaya sector	Road barriers

08 Personalisation packs

AT NO COST

08.01 Kitchen

Cabinetry in a choice of two colour options.

08.02 Paint and doors

A choice of two tones for the whole home.

08.03 Bathroom

Shower replaced by bathtub.

AT EXTRA COST

08.04 Lighting pack

LED strip coves in the living room and bedrooms, downlights in the kitchen and spotlights in bathrooms and hallways.

08.05 Bathroom pack

Shower screens and bespoke under-counter units.

08.06 Interior design pack

Designed by JAFLORES.

A

ENERGY CERTIFICATE

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

SUSTAINABLE COMMITMENT

09.01 Advanced insulation and high-performance double-glazed exterior joinery.

09.02 Efficient ventilation and photovoltaic panels, reducing consumption and energy bills.

09.03 Large windows that maximise natural light and reduce artificial lighting.

09.04 Water savings thanks to dual-flush WCs and taps with aerators.

NAYA RESIDENCES

WEB bebrosh.com

DEVELOPER brosh

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.