TECHNICAL DOCUMENT

KORA

Quality specifications

Specification of materials, construction systems and installations.

UNITS
9 homes

TYPE
Detached villa

LOCATION
Altaya · Estepona

ENERGY CERTIFICATE
Rating A

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KORA is an exclusive development of **9 detached villas** in Estepona, in the prestigious Altaya sector, in the heart of the Costa del Sol. An intimate and elegant residential project combining contemporary architecture, refined design and a privileged location.

Each home has been conceived around light, space and integration with its surroundings, with open-plan spaces, large windows, a private pool and a seamless flow between indoors and outdoors, finished with high-end materials.

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	9 homes
Type	Detached villa
Pool	Private
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	GUNNI & TRENTINO
Appliances	MIELE
BATHROOM	
Sanitary ware	VILLEROY & BOCH
Taps	GESSI
Wall tiling	PORCELANOSA
GENERAL	
Flooring	PORCELANOSA
Exterior joinery	SCHÜCO
Climate and home automation	AIRZONE

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 pure, minimalist 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 in the living room and bedrooms.

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 outer 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 according to the interior design.

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 1×1 m PORCELANOSA porcelain.

GUNNI & TRENTINO cabinetry with base and wall units, soft-close hardware, mineral worktop with island and MIELE appliances.

EQUIPMENT

Cabinetry	GUNNI & TRENTINO
Appliances	MIELE

04.05 Living room, bedrooms and hallways

Large-format 1×1 m PORCELANOSA porcelain flooring, finished with skirting. Walls and ceilings in smooth plastic paint, in textures and colours according to the interior design.

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 large-format PORCELANOSA porcelain. Walls combine PORCELANOSA porcelain tiling with smooth plastic paint, according to the interior design.

Removable false ceiling 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 PORCELANOSA porcelain suitable for outdoor use.

05.02 Private pool

Each home has a private infinity pool, integrated into the paving and the design of the outdoor terrace.

05.03 Garden areas

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

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 an AIRZONE-type home automation system or similar 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.

VILLEROY & BOCH 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.

GESSI thermostatic taps with shower heads.

Sanitary ware	VILLEROY & BOCH
Taps	GESSI

06.04 Electrical and telecoms

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

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.

Rooftop photovoltaic panels producing electricity for communal areas, providing energy savings for the community. Video entry system at the access and motorised vehicle gate with automatic opening and closing.

Generation	Rooftop photovoltaic
Fittings	With USB sockets
Home control	Home automation
Access	Video entry

Comprehensive security system

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

07.01 **Access control**

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

07.02 **Video surveillance (CCTV)**

Closed-circuit television covering pedestrian accesses and vehicle access to the enclosure.

07.03 **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	Enclosure accesses
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 photovoltaic generation.

SUSTAINABLE COMMITMENT

08.02	Advanced insulation and high-performance double-glazed exterior joinery.
08.03	Efficient ventilation and photovoltaic panels, 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.

KORA

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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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.