



ARRABAL HOUSING QUALITY REPORT

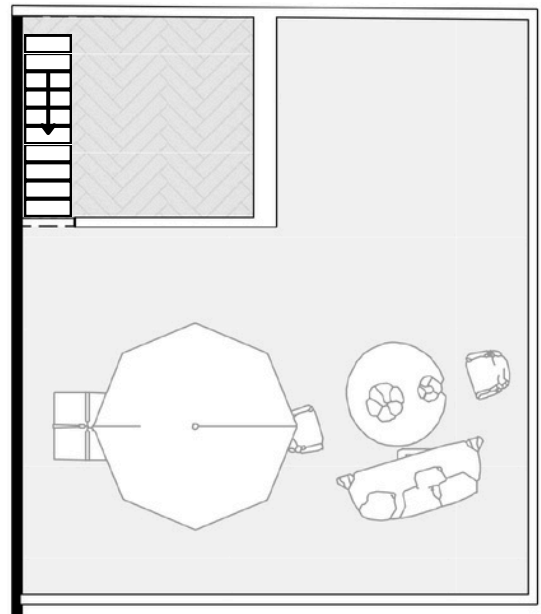
Commercial description

Discover this charming home located in the heart of Salobreña's historic old town, fully renovated with modern finishes and designed for comfort. With a usable area of 70 m², this first-floor property with a private entrance features 2 bedrooms, a full bathroom, living-dining room, kitchen, laundry room, terrace, and rooftop. Its excellent location and unique features make it an ideal option both as a permanent residence and as a vacation rental investment.

FLOOR 1



TERRACE



Quality Report

This specifications report outlines the elements and materials to be used in the renovation of the property, planned for future sale. The objective is to ensure a high-quality finish that provides comfort and durability for future owners.

1. STRUCTURE AND FOUNDATION

- The original structure has been preserved, with key elements reinforced using steel beams and reinforced concrete where necessary, ensuring structural safety.
- The foundation has been reviewed and adapted according to technical reports, in full compliance with current regulations.

2. FACADE AND ROOF

- The original facade has been preserved, with cleaning and restoration of traditional elements (cornices, moldings).
- Exterior paint applied with breathable, weather-resistant mineral coating.
- Fully renovated roof with thermal insulation, waterproofing system, and walkable surface finish.

3. PARTITIONS AND INSULATION

- Interior walls built with ceramic brick systems and drywall linings.
- Thermal and acoustic insulation in party walls and ceilings using high-density rock wool.

4. EXTERIOR JOINERY

- Aluminum joinery with thermal break in white/wood finish, Climalit-type glazing (double glazing), and sliding system.
- Manual blinds.
- Metal staircase to access the terrace.

5. INTERIOR JOINERY

- White lacquered interior doors with stainless steel hardware.

6. WALL & FLOOR FINISHES

- General flooring: high-resistance porcelain stoneware throughout the property.
- Wall cladding in wet areas (kitchen and bathrooms) with contemporary design porcelain tiles.
- Interior stairs in porcelain with metal handrail as per design.

7. KITCHEN

- Optional kitchen: either similar to sample design or as per negotiation.

8. BATHROOMS

- Modern design vitrified porcelain sanitaryware (Roca, Gala or similar).
- Extra-flat shower tray with tempered glass screen.
- Wall-mounted bathroom furniture with integrated basin and LED-lit mirror.
- Thermostatic taps in showers.

9. INSTALLATIONS

- **Electricity:** completely new installation, compliant with current regulations, with designer switches and sockets.
- **Plumbing & Drainage:** new cross-linked polyethylene (PEX) or multilayer pipes, with soundproof PVC drains.
- **Hot Water:** high-efficiency electric water heater.
- **Air Conditioning:** pre-installed ducting for split systems.
- **Optional:** installed multi-split system upon negotiation.
- **Telecom:** TV and data outlets in the living room and bedrooms.
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10. ADDITIONAL FEATURES

- Smooth interior paint in white or neutral tones.
- LED lighting throughout the property.
- Renovation carried out by a specialized company with warranty.
- Property delivered with habitation certificate and regulatory compliance.

NOTE: When purchasing off-plan and as long as the renovation is in its early stages, the client may choose certain finishes such as flooring and wall tiles, within the same quality/price range. If the client wishes to select higher-end elements, the price difference must be paid.

Renderings

The project includes detailed floor plans illustrating the layout and flow of the property, as well as 3D renderings that provide a realistic view of the final design. These visuals help potential buyers envision their future home.

This renovation is designed to optimize space and functionality, creating a cozy and modern environment for future residents. All materials and finishes have been carefully selected to meet buyer expectations.

General plan



Living



Terrace and Rooftop



TECHNICAL APPENDIX – QUALITY SPECIFICATIONS

This appendix complements the quality specifications of the renovated property “Villa Verbena,” providing additional technical and legal information relevant for buyers and investors. It does not modify the original content but expands it for better clarity and transparency.

1. Registry and Administrative Data

- **-Cadastral Reference:** [Pending Assignment]
- **Registry Status:** Renovation registered in accordance with current urban planning regulations
- **Property Address:** Barrio del Arrabal, Salobreña

2. Regulatory Compliance

- -The renovation complies with applicable requirements under the Spanish Building Code (CTE).
- Property will be delivered with habitation certificate and proof of regulatory compliance.

3. Accessibility

Due to the property's location in the historic center, there are structural limitations that prevent full compliance with universal accessibility standards.

4. Energy Efficiency and Sustainability

- Thermal and acoustic insulation with high-density rock wool.
- Low-consumption LED lighting throughout the property.
- Estimated energy rating: [Pending certificate issuance].
- Hot water via high-efficiency electric heater.

5. Warranties and Disclaime

- Renovation carried out by a specialized company and covered by a warranty under the Spanish Building Regulation Law (LOE).
- No furniture included in final delivery.
- Minor adjustments may occur during the final phase of the renovation, depending on material availability or proposed improvements.

6. Infrastructure and Services

- Property connected to municipal water, electricity, and sewage networks.
- No parking space included. Vehicle access is limited due to location in historic district.

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Calle Alcalde Julio Fajardo, 1
Almuñecar-Granada