MOON64

RESIDENCIAL

QUALITY SPECIFICATION

MEMORIA DE CALIDADES

This specification describes the construction characteristics, materials, and finishes planned for the MOON 64 development in Los Hidalgos, Manilva (Málaga). All construction solutions will be executed in accordance with the Spanish Technical Building Code (Código Técnico de la Edificación), applicable regulations, and the approved project documentation.

Until the final awarding of the works and the formal engagement of the construction company, certain materials, systems, and technical solutions may remain subject to definition. For this reason, some sections of this specification cannot be detailed more precisely until the final execution project and the contractor's technical proposals are available

FOUNDATIONS AND DRAINAGE

The building's foundations will be executed using reinforced concrete footings or slabs, as defined in the structural project. These will be complemented by reinforced concrete retaining walls in the parking levels. The drainage system will include PVC downpipes and collectors, combining suspended and buried networks to ensure correct wastewater evacuation to the public sewer, in full compliance with current technical requirements.

STRUCTURE

The structure will be formed by reinforced concrete columns and beams, together with two-way slabs or solid slabs, depending on the criteria of the site management team. All structural elements will comply with the Spanish Technical Building Code to guarantee the building's stability, resistance, and durability.

ROOFS

The main roof will be a non-trafficable flat roof allocated for building installations, finished with gravel and waterproofing systems executed in accordance with regulations. Penthouse terraces will feature trafficable flat roofs finished in non-slip ceramic tiles (C3 classification), ensuring durability and safety in exposed outdoor areas.

EXTERNAL ENCLOSURES

The façade will be composed of an exterior leaf of double hollow brick, polyurethane spray insulation, an unventilated air cavity, and an interior lining with plasterboard, with the option of incorporating an internal brick leaf depending on technical criteria. The exterior finish will combine monocapa render and selected areas of porcelain stoneware. Terrace balustrades will be made of glass, while terrace and garden partitions will incorporate metal elements and green walls. The perimeter boundary will combine solid sections with metal mesh, in accordance with urban planning regulations.

EXTERNAL CARPENTRY

External joinery will consist of lacquered aluminium frames with thermal break and high-performance glazing (3+3/16/6). All rooms, except wet rooms, will include micro-ventilation systems. Bedrooms will be fitted with manual monoblock shutters; the living room will not include shutters. The pedestrian access will feature a security door and video intercom, and the garage will have a motorized door.

INTERNAL CARPENTRY

The main entrance door will be a reinforced security door, lacquered or wooden, with hardware defined by the site management. Internal doors will be lacquered, either smooth or grooved. Wardrobe fronts will match the overall carpentry finish, using uñero or handle systems. Wardrobe interiors will include hanging rails and linings, to be defined in the execution projectº.

INTERNAL PARTITIONS

Internal partitions will be constructed using dry-wall systems with plasterboard on metal profiles and mineral wool insulation, with moisture-resistant boards in wet rooms. Party walls between dwellings will consist of a double brick leaf with intermediate acoustic insulation to maximise privacy and acoustic comfort.

FLOORING AND WALL FINISHES

All living areas will be finished with 60×60 cm porcelain stoneware tiles. Bathrooms will feature ceramic wall tiling on 50% of their surfaces. Exterior communal areas will also use 60×60 cm porcelain tiles. Staircases will be clad in non-slip limestone (Class 2), and outdoor ramps will be executed in printed concrete, maintaining aesthetic and functional consistency throughout the development.

ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

LEach home will have a high electrical supply rating, with independent circuits for lighting, power outlets, air-conditioning, and appliances, as well as a video intercom system. The car park will include pre-installation for electric vehicle charging points. All telecommunications infrastructure will comply with ICT regulations, ensuring full and up-to-date connectivity.

PLUMBING, KITCHEN, AND SANITARYWARE

Plumbing installations will use polybutylene pipes, with general shut-off valves and independent valves for each wet room. Domestic hot water will be produced by an individual aerothermal system. Bathrooms will include a toilet with soft-close seat, a vanity unit with integrated basin, a mirror matching the width of the unit, and prefabricated shower trays; shower screens are excluded. Tapware will be single-lever or dual-lever, depending on the model.

EQUIPMENT AND INSTALLATIONS

The building will include accessible lifts for six people (630 kg), equipped with mirrors and touch-button panels; the final number of lifts will be determined during the project stage. Homes will be equipped with a multi-split air-conditioning system with heat pump, complemented by an aerothermal system for domestic hot water production

A ENERGY SAVING

Homes will incorporate aluminium frames with thermal break and micro-ventilation, thermal insulation in compliance with regulations, and photovoltaic panels on the roof, with final capacity pending definition. An energy rating of B is expected, supported by LED lighting in communal areas and mechanical ventilation in wet rooms, ensuring optimised overall energy consumption.

URBANISATION AND OUTDOOR AREAS

Outdoor areas will include landscaped spaces with low-consumption lighting, timer-controlled circuits, and automatic irrigation in planters. Private gardens will feature artificial grass. Homes on ground floors and solariums will include private pools, while the communal pool will be an infinity-edge design. The development will also include a coworking area, fully equipped gym, entrance lobbies finished with high-quality materials, bicycle parking, water points on terraces, and an automated garage with storage rooms and fire-safety systems. Changing rooms and showers will be provided next to the communal pool.

UPGRADES

Included upgrades at no additional cost will comprise the selection of flooring colours, bathroom wall finishes, and kitchen furniture, as well as the option to replace the shower tray with a bathtub. At an additional cost, buyers may opt for an upgraded kitchen or a premium kitchen equipped with high-end appliances.

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