

Meissa 28.

3-bedroom semi-detached
properties in
Torre del Mar.





3-bedroom semi-detached properties with storage rooms and parking spaces, large exterior terraces and



Welcomes to Meissa 28, a new residential complex of semi-detached properties with sea views in Torre del Mar.

We have designed this new development of 28 avant-garde properties in a modern architectural style in perfect balance with its surroundings



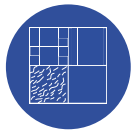
 No. of properties
28

 Floors
3

 No. of bedrooms
3

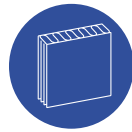
 Usable area
92-210 m²

List of materials and finishes



Roofing

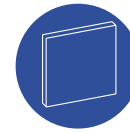
The technical roofing has been fitted with solar panels and the external units of the air-conditioning system and are finished with gravel. The walkable terraces will be laid with stoneware.



Facades

The external facades of the properties will be layered with continuous mortar coating, cavity wall insulation with projected polyurethane foam and interior insulated drywalls. The interior of the properties will consist of insulated drywalls.

The walls between properties will be made of sound-absorbing cladded brickwork on both sides, with drywalls and insulation.



Interior finishes

The flooring will be laminated by NATURDEC and the skirting boards will be made of waterproof lacquered MDF in the same colour as the other interior finishes of the property, except for the bathrooms. The bathroom floors will be layered with stoneware by SALONI and skirting boards of the same material in untiled areas. The walls in bathrooms will be tiled with stoneware by SALONI in the bathtub and shower areas, whereas the

remaining walls will be finished in plastic paint. Washroom walls will all be tiled. The suspended ceilings are made of plasterboard in the entire property with manholes in areas where interior air-conditioning units will be placed. Plain plastic paint will be applied to untiled walls and ceilings.



Foundations and structure

Both foundations and structure will consist of reinforced concrete.



Exterior metalwork

All exterior windows and doors (sliding or hinged, depending on the case) will be made of aluminium finishes with thermal break in a lacquered finish, with double glazing insulation. Aluminium blinds for thermal insulation of the interiors and insulated blind boxes in bedrooms.



Interior metalwork

Access to the properties will be provided through a security door with security lock and finished with lacquered panel in consonance with the interior metalwork. Lacquered plain access doors. Bathroom doors with locks.



Wardrobes

Modular wardrobes with hinged doors, in lacquered finish in consonance with the other doors. Wardrobes are provided with a top shelf and a hanging bar.



Plumbing and bathroom units

The internal water network will be made of reticulated polyurethane ducts. In bathrooms the units will be vitrified porcelain by ROCA, except for the bathtubs, which will be in enamelled steel and the shower bases, which will be made of resin material. Shower taps will be provided with thermostatic mixing valve in main bathroom and single lever taps in the bathtub of second bathroom. The remaining bathroom units will be provided with single lever taps by ROCA. Hot water is provided by an electric water heater supported with solar power. Bathroom sinks will be mounted on unit tops made of quartz and resin.



Electrical system

The electrical system has been installed to provide high electrical power and following the Low Tension Electro-Technical Standards. Lighting points. Living-rooms and bedrooms are provided with TV, telephone and telecommunications connections. Electrical mechanisms by SIEMENS or similar. TV and telephone connections will be provided in living-room, kitchen, all bedrooms and ground-floor terrace. Exterior light fixture in terrace.



Other systems

An air-conditioning system is fully installed with heating pump (for cooling and heating) and fiberglass ducts. The interior units are mounted in the suspended ceiling of the bathrooms and the exterior units are mounted on the technical roof. Electronic video intercommunication system with call receiver and colour imaging. The properties are provided with interior air renovation systems through humidity control extractor fans in bathrooms and kitchens. Fully furnished kitchen with quartz and resin worktop and appliances.



Parking

Vehicle access is provided by an automated door. The flooring in the parking area and the storage room will be a special anti-slip stoneware. The walls in the parking area and storage rooms will be finished in reinforced concrete or concrete blocks depending on the area. Non-drinkable water supply outlets are also provided.



Interiors where the quality of life of their dwellers is paramount.



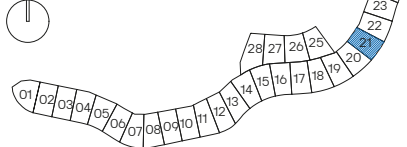
Property 21

3 bedrooms

P-00



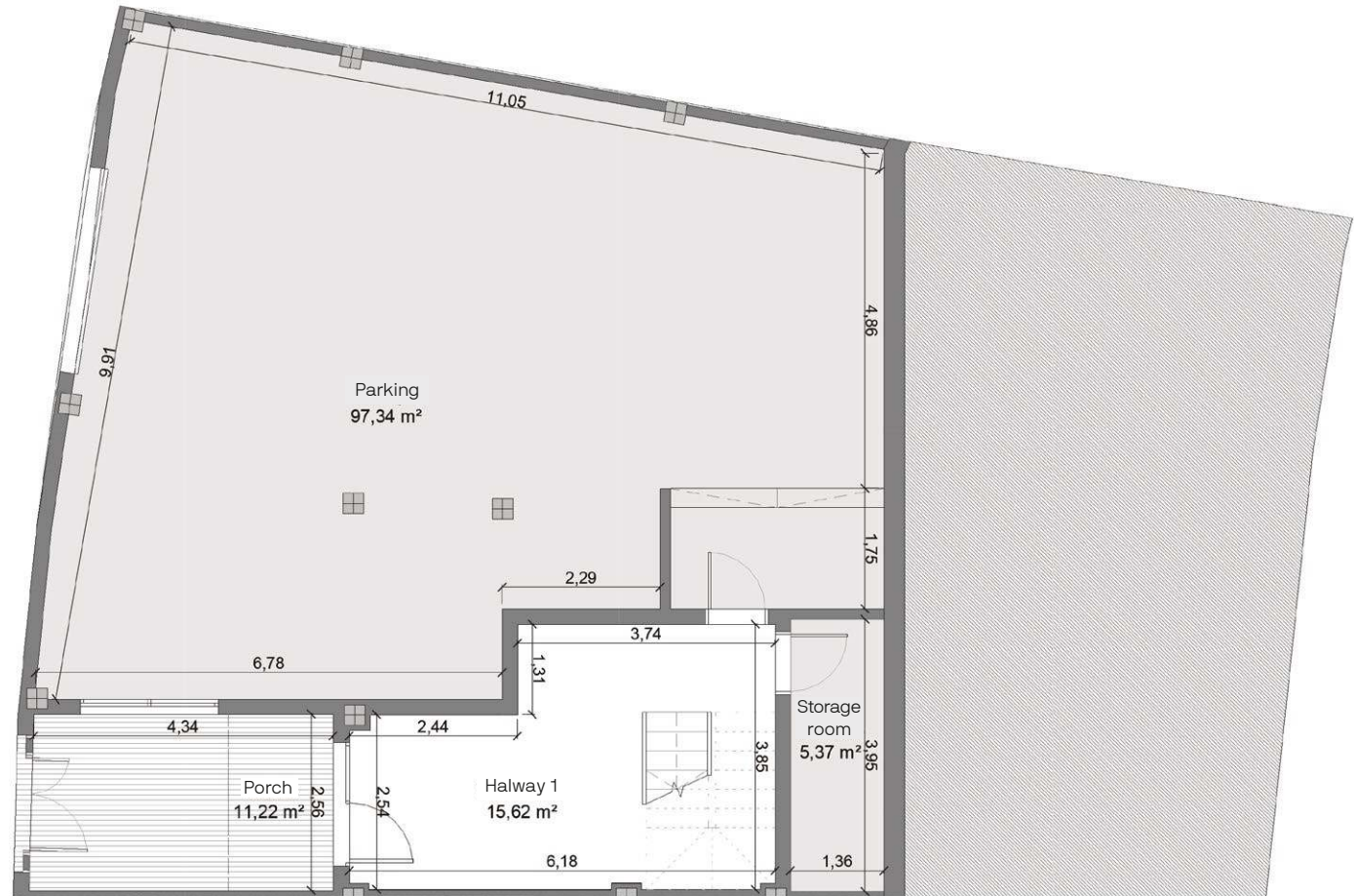
Situation of the property



The areas described have been calculated according to Consumer Information Decree 218/2005 on the sale and rental of properties in Andalusia.

Table of areas

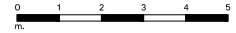
Built area + Terrace	412,34 m ²
Built area	251,99 m ²
Interior usable area	202,98 m ²
Built area according to Decree 218/2005	277,19 m ²
Usable area according to Decree 218/2005	223,28 m ²
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Halway 1	15,62 m ²
Halway 2	2,45 m ²
Living/ Dining-room	24,98 m ²
Kitchen	10,24 m ²
Corridor	3,02 m ²
Bedroom 1	12,03 m ²
Bedroom 2	10,88 m ²
Bedroom 3	10,67 m ²
Bathroom 1	3,79 m ²
Bathroom 2	3,62 m ²
Washroom 1	2,97 m ²
Storage room	5,37 m ²
Parking	97,34 m ²
Terrace	90,68 m ²
Garden	28,90 m ²
Porch	11,22 m ²
TOTAL	333,78 m ²



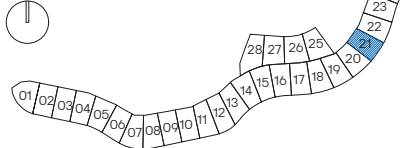
Vivienda 21

3 dormitorios

P-01



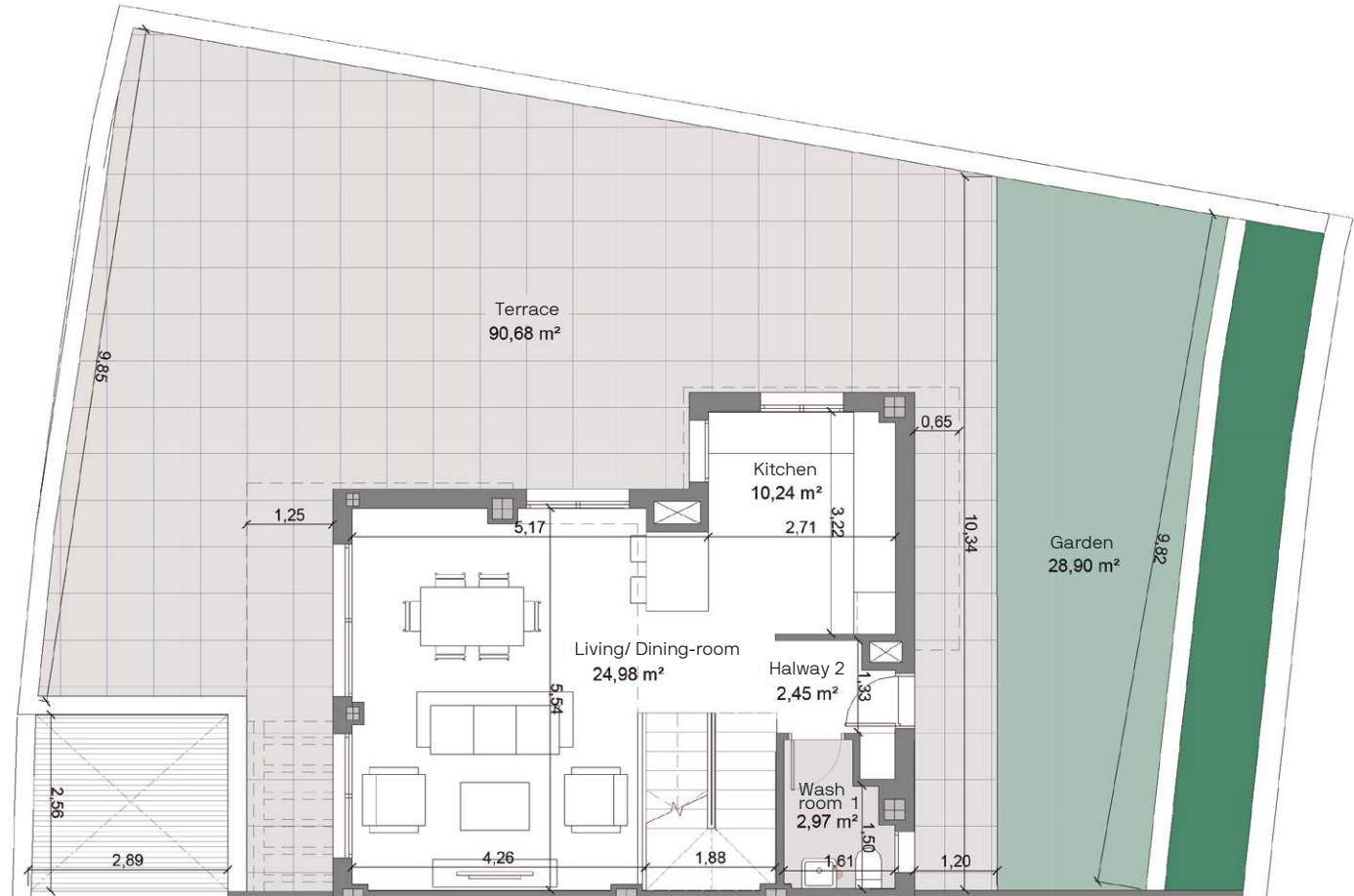
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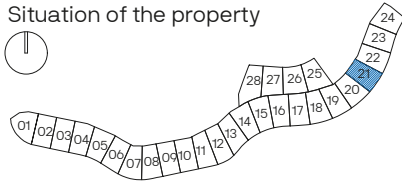
Vivienda 21

3 dormitorios

P-02



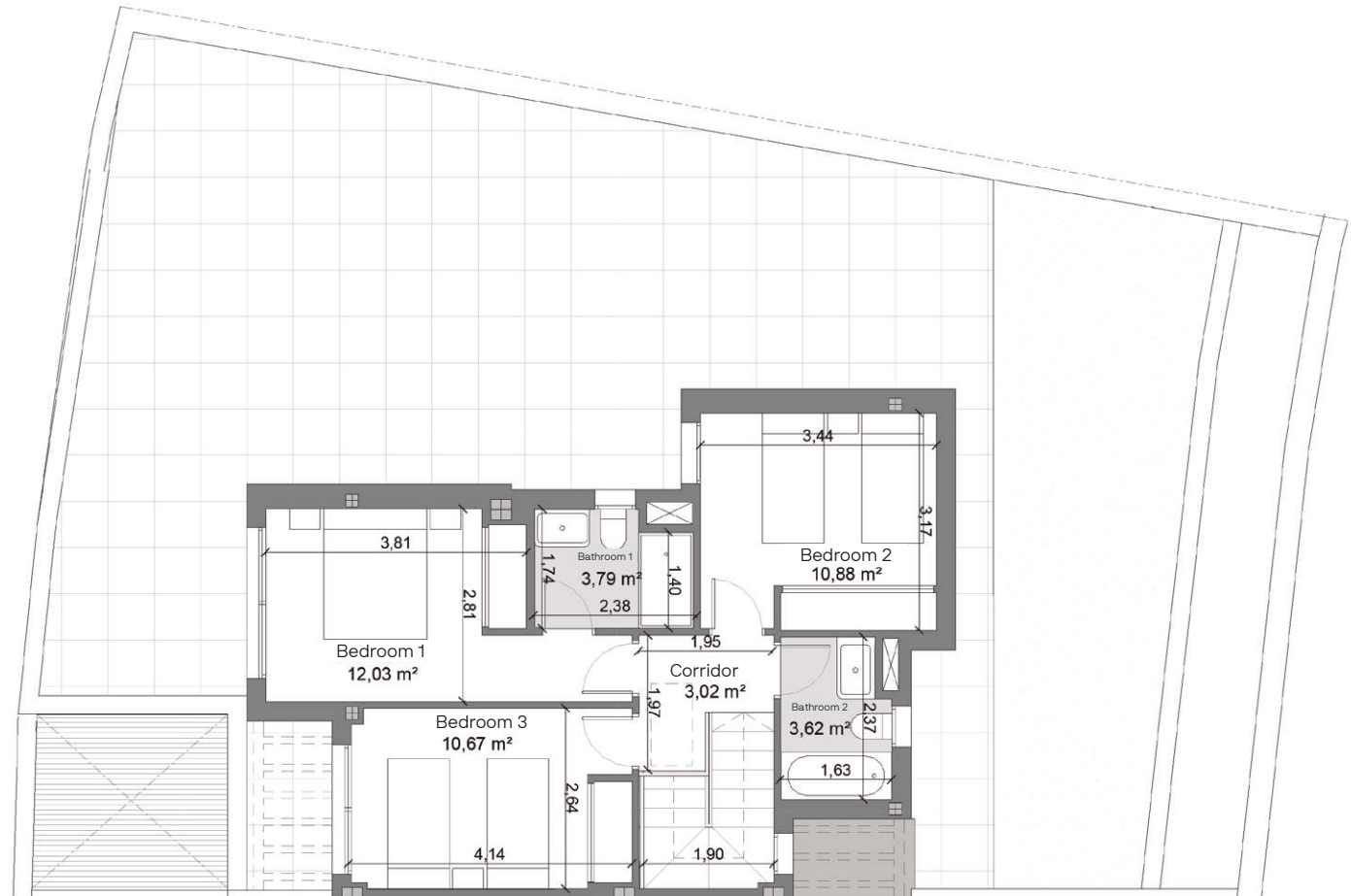
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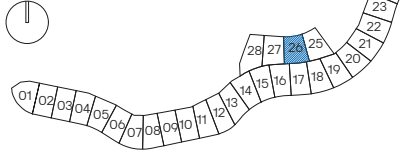
Property 26

3 bedrooms

P-00



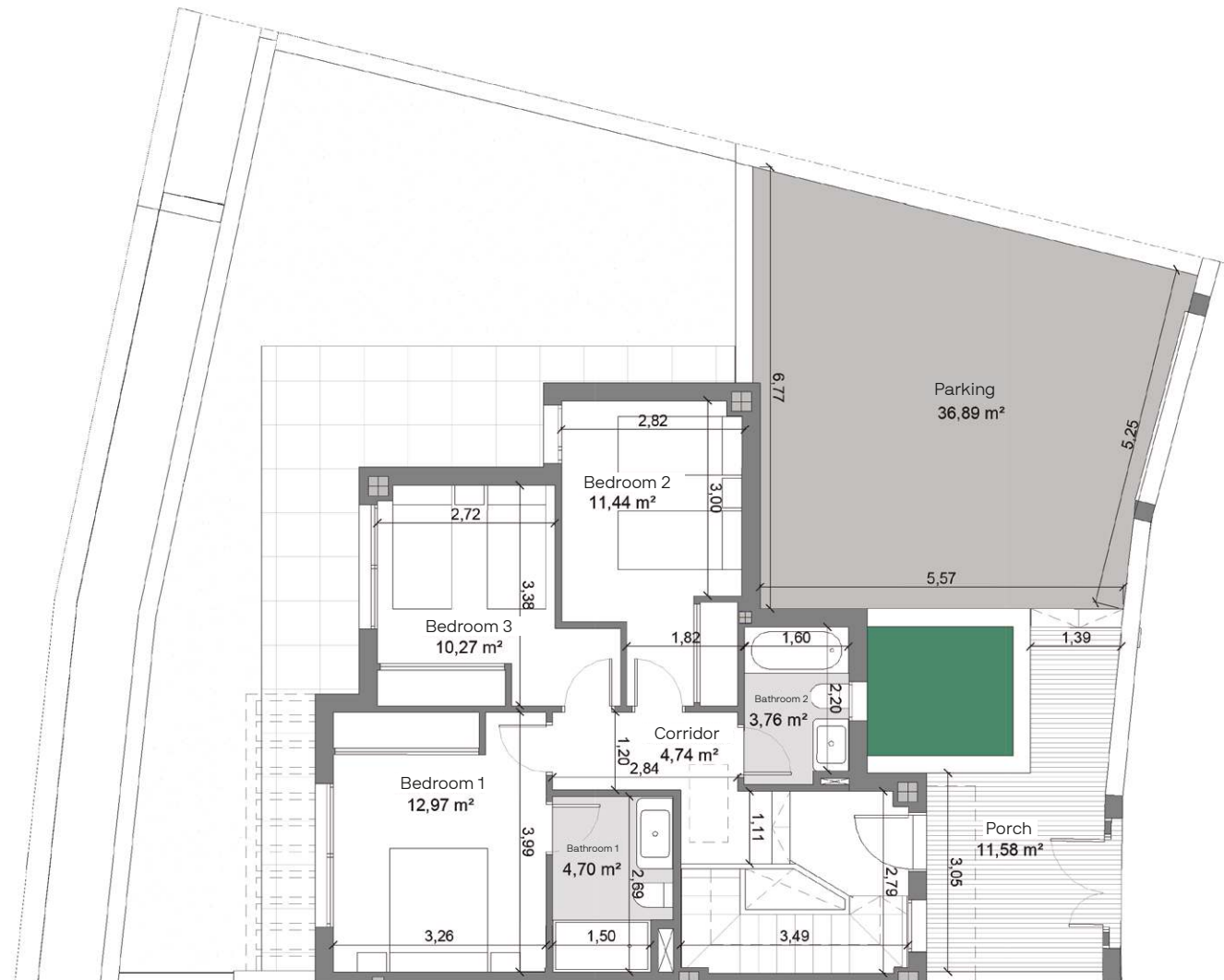
Location of the property



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Cuadro de Superficies

Built area + Terrace	269,96 m ²
Built area	121,68 m ²
Interior usable area	92,50 m ²
Built area according to Decree 218/2005	178,70 m ²
Usable area according to Decree 218/2005	142,33 m ²
<hr/>	
Halway	2,82 m ²
Living/ Dining-room	23,80 m ²
Kitchen	8,50 m ²
Corridor	2,97 m ²
Corridor	4,74 m ²
Bedroom 1	12,97 m ²
Bedroom 2	11,44 m ²
Bedroom 3	10,27 m ²
Bathroom 1	4,70 m ²
Bathroom 2	3,76 m ²
Washroom	2,78 m ²
Storage room	3,75 m ²
Parking	36,89 m ²
Porch	11,58 m ²
Terrace	25,17 m ²
Garden	43,51 m ²
TOTAL	209,65 m ²



This property floor plan is not final, as it has been prepared according to the Buildings Basic Project and therefore the company reserves the right to include any modification necessary due to technical and/ or legal requirements or any others requested by any public administration or agents, adjusting it in any case to the Accomplishment Project. Any accessory elements (for example, furniture, including the kitchen furniture) are only for illustration purposes. Door mechanisms and bathroom unit layout are not binding. The areas indicated here are only approximate estimations and they are subject to modifications due to technical and/ or legal reasons during the course of the building works.

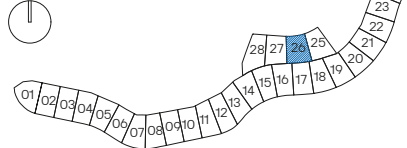
Property 26

3 bedrooms

S-01



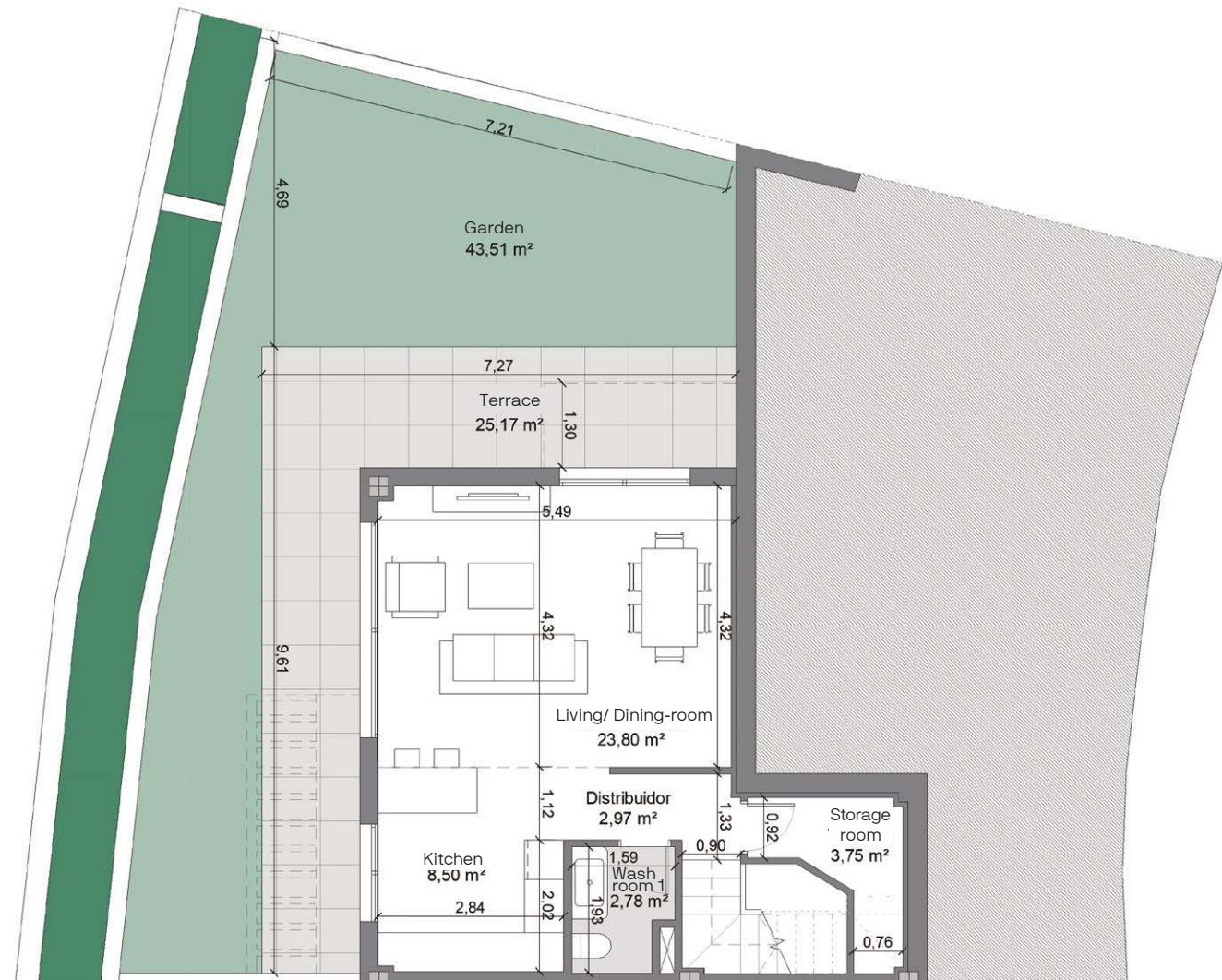
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Location.

Torre del Mar.

The development is situated in a popular residential area of the town that is consolidated, well communicated and provided with green areas. It is only ten minutes from the Torre del Mar promenade, the second most populated town in Vélez-Málaga.



Meissa28

Via Cortijo Cerro del Mar
Torre del Mar, Vélez-Málaga



Bus



Park



School / Nursery Center



Fuel station



Supermarket



Pharmacy

metrovacesa.



Legal note: The illustrations shown in this leaflet are for guideline purposes only and are not contractually binding.