

Specifications

The development offers a total of 123 apartments with 1, 2 & 3 bedrooms and features large landscaped gardens and swimming pools, paddle tennis courts, Putting Green, children's playground, SPA and Gym.

The development will feature the qualities detailed below:

THE DEVELOPMENT

The residential complex will be equipped with:

- Communal child and adult swimming pools with a night lighting system with overflow and salt chlorination system
- Childrens' Playground Area
- Private gardens for ground floor units
- Private garden areas for communal residential use
- Putting Green
- Paddle Tennis courts
- SPA and GYM area

The enclosure of the development will comprise of a wall of approximately 1m in height. On its exterior brick and plaster and painted green hedge and cladding formed by native plants (jasmine, bougainvillea, bridesmaid evening, etc.) on its inner side, in common area of urbanization, and finished with elements superiorly security.

There will be a gated access to the development.

BUILDINGS

FOUNDATIONS AND STRUCTURE:

The foundation will run with piles and structure of reinforced concrete frames and waffle slabs, according to EHE regulations.

FACADES:

Will be made from plaster and painted outer casing.

ROOFS

Flat walkable to be implemented by cell concrete slope formation, thermal insulation, double layer of asphalt, protective layer of mortar and screed finish with ceramic flooring.

WALLS:

Exterior Siding: Formed by brick to the nasturtium, zither composed of solid brick, muddy mortar, insulation layer with projected polyurethane cladding tube and drywall system.

Separation between housing: Factory cite solid brick Perforated ½ foot thick cladding system and drywal.

Interior partitions: System drywall panel insulated with rock wool.

INSULATION:

Forged: Acoustic insulation with foil Impactodan or similar type.

Closures: Projected polyurethane insulation. **Covers:** Polyurethane insulation projected on walkable terraces.

GARAGE AND COMMON AREAS:

Automatic door controlled by remote and magnetic key. Fire protection system ain accordance with regulations. Finish of floor in garages concrete trowling. Installation of recharging points for electric vehicles in garage floor. There will be an elevator for each block from garage to all levels with a capacity of up to 6 people with automatic doors and high end finishes. Satellite dish.

HOUSING

FLOORINGS:

The flooring of the house, except in wet areas, terraces and patios, will be Ston-Ker, PORCELANOSA GROUP.

Arizona Arena model and plinth Arizona Arena model.

In humid areas:

Kitchen: Porcelain PORCELANOSA GROUP. Ferroker Niquel model.

Master bath: Porcelain PORCELANOSA GROUP. Bali Antracita model.

No master Bath: Porcelain Gres, PORCELANOSA GROUP. Ferro Aluminio model.

Terraces and Courts Homes: porcelain tile flooring, PORCELANOSA GROUP. Thais Grey model.

INTERIORS AND FINISHINGS:

Inner coatings on walls of wet areas:

Kitchen: Tiled to ceiling with ceramic tiles rectified Porcelanosa Group brand Saigon White model. Installed with base and wall units including appliances from leading European brands such as Siemens, Bosch or AEG (refrigerator, washing machine, dishwasher, hob, hood, oven and microwave).

Master Bathrooms: Tiled to ceiling with ceramic tiles rectified PORCELANOSA GROUP brand, Bali Nieve model and Jersey Mix model for the shower area.

Other Bathrooms: Tiled to ceiling with ceramic tiles rectified PORCELANOSA GROUP, Nacaré White, model.

The ceilings will be implemented through plasterboard on metal structure inside housing.

Suspended plaster ceilings in corridors, hall and master bath.

False aluminum accessible ceilings in non master bathrooms.

INTERIOR CARPENTRY:

Lacquered reinforced entrance door, with anti-lever hinges and security lock with 3 security locking points.

The interior doors are of a plain smooth lacquered finish, stainless steel handles and glass in doors of kitchen, lounge and hall.

The wardrobe fronts are finished in smooth lacquered wood. The wardrobes have a pole/ rail.

EXTERIOR CARPENTRY:

Windows anodized aluminum color.

Thermoacoustic Double glazing, type "CLIMALIT" 4+6+4 (PARSOL COLOR-Chamber AIR-LUNA) and safety glass windows ground floor.

Aluminium BLINDS and injected THERMIC INSULATION.

SANITARY WARE:

The sanitary devices in bathrooms are of vitrified porcelain, PORCELANOSA GROUP brand, Architect model blank for master bath and NK-ONE model no master baths.

BATHS Ecolite model, and DISHES ACRYLIC SHOWER Architect model, reinforced with glass fibre and NON-SLIP BOTTOM SYSTEM-POOL, PORCELANOSA GROUP brand.

Hydromassage shower tray, PORCELANOSA GROUP brand, Lan Inox model.

Basins PORCELANOSA GROUP brand, ENKA model embedded in silestone in bathrooms

TAPS:

The taps of the bathrooms will mixer chrome, brand GROUP PORCELANOSA, ACRO-N model for master bath and NK-LOGIC model for other bathrooms.

HOT WATER:

Hot water by means of independent electric hot water tank. Community water reservoirs with pressure group to ensure uniform and continuous water pressure.

AEROTHERMAL ENERGY

Production system by hot water aerothermal. Is the use of this thermal energy in the air and transforming it into hot water through a hot water tanks. The system would be individualized for housing.

ELECTRICITY:

The electrical installation shall be provided for medium-grade special as Low Voltage Regulations and Rules of Common Telecommunications Infrastructure.
ELECTRIC MECHANISMS first quality

AUDIOVISUAL INSTALLATIONS:

PHONE, TELEVISION and SATELLITE sockets in living room, kitchen and in all bedrooms.

SECURITY SYSTEMS:

Home automation system, including connection and disconnection alarm, motion and door opening detection, air conditioning control.

HEATING AND AIR CONDITIONING:

Will be made by individual installation of air conditioning cold-heat pump.

PAINT:

The termination of vertical surfaces in common areas of houses will be in a smooth plastic paint finish .The horizontal surfaces will be in a smooth white finish.
The interiors of cabinets also in a smooth , white plastic paint finish

IMPORTANT:

The materials described in this building specification are subject to changes by the Architect in charge of the project , but always maintaining the same quality of finish.