

Specifications

GROUNDING WORKS

In accordance with the geotechnical survey, a reinforced concrete slab foundation system was chosen.

STRUCTURE

Structure based on reinforced concrete columns and beams, and waffle slabs with permanent coffer. Reinforced concrete slab on floors below ground level. All reinforcing metal for the structure is connected and also linked to a grounding ring to divert any potential electrical charges away from the property.

ROOFING

The roof is of the low slope walk-on type with thermo-acoustic insulation in extruded polystyrene panels, waterproofing with asphalt sheets and finished in premium quality low slip stoneware floor tiles. Flat non-walk-on roofs are planned for installations such as the outdoor aerothermal units, with insulation layer and finished in gravel.

FAÇADE

Façade walls are double partition walls, with interior laminated double plasterboard mounted on galvanized steel profiles, central chamber with rock wool thermal insulation and exterior triple hollow brick wall 11 cm-thick.

The external facing is finished in white cement mortar and paint of the same colour, except for cladding elements which are in a ceramic material in accordance with project plans.

BRICKWORK AND INSULATION

Dividing walls between the properties consist of double laminated plasterboard on galvanized steel profiles with rock wool acoustic insulation on each side, and a 6"-thick intermediate ceramic brick wall.

Internal partition walls are also constructed with double laminated plasterboard on each side, on galvanized steel profiles and rock wool acoustic insulation.

Tiled areas are constructed with single laminated plasterboard plus tiling.

In basements and non-habitable spaces, partition walls are constructed with rendered ceramic brick, painted on the garage side, and laminated plasterboard on galvanized steel profiles with a central chamber with rock wool thermal insulation on the habitable side.

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INTERIOR WALL PAINTWORK

Vinyl silk paint on laminated plasterboard (*choice of colours available).

Suspended ceiling in all dwellings, except for garages and terraces, in laminated plasterboard finished in vinyl paint with inspection panels in the bathroom (main or secondary, depending on the type) for access to the HVAC system for maintenance.

EXTERIOR FLOOR AND WALL TILING

Porches, terraces and solarium with anti-slip porcelain stoneware flooring.

INTERIOR FLOOR AND WALL TILING

Marble flooring in lounges, bedrooms, bathrooms, kitchens and hallways on ground and first floors. Staircase with marble treads on reinforced concrete stringer.

Partial ceramic tiling in bathrooms (in showers), combined with painted walls (*choice of tiling and flooring available).

In basements, garages are finished in floated concrete and the rest of the rooms in stoneware.

Floors are impact-soundproofed and ground floors are provided with 4 cm extruded polystyrene insulation.

EXTERIOR CARPENTRY AND GLAZING

Exterior joinery with PVC profiles in a colour to be defined by the Technical Project Management. Double glazing with air cavity in the balcony doors and in the windows. The joinery as a whole ensures excellent thermal and acoustic insulation.

The lounge-dining room has motorised blinds with security locks and aluminium slats, with injected polyurethane, of the same colour as the rest of the joinery.

Bedroom windows with motorised blackout roller blinds.

The internal staircase leading up to the solarium has a glazed opening, providing plenty of light inside the property.

Balustrades on terraces and solariums depending on their design, can be of glass or masonry parapet walls.

Separations between porches and terraces of different dwellings are of ceramic brick or glass depending on the design.

INTERIOR FITTINGS AND GLAZING

Reinforced front door to the property, hydrolacquered wood with steel structure and frame, blocking mechanism, double security lock and anti-leverage hinges, and fixed side panel in safety glass.

Interior doors and wardrobe fronts in colour-lacquered MDF (*choice of colours available). Built-in wardrobes with sliding and/or fold-out doors fully fitted inside, with drawer unit, upper space and hanging rod. Walk-in wardrobe in main bedroom with lighting. Lacquered metallic lockable door to the garage and to the basement.

PLUMBING

Interior plumbing in the property in plastic piping made from certified material.

Bathrooms with:

- Shower trays in slate/resin with integrated shower screen.
- Toilets with embedded cisterns in all bathrooms.
- Premium quality taps and sanitary appliances.
- Vanity units with mirror and halogen down-lights in en-suite bathrooms.
- Recessed shower fittings with shower head and hand shower, sidewall sprinkler in secondary bathrooms, and 30 cm natural rain effect ceiling sprinkler in the main bathroom.
- Electric towel rail in main and secondary bathrooms.
- Ventilation throughout the house, including kitchen and bathrooms, via air extraction ducts.
- Water taps in garage, on solariums and on ground floor and first floor terraces.

ELECTRICITY

9.2 kW high-level electrical installation. Premium quality electrical fittings.

TV sockets in lounge (2), bedrooms, basement room, porch, terrace and solarium. RJ45 data sockets in lounge and every bedroom. Broadband fibre optic telecommunications service access in the lounge and bedrooms.

KITCHEN

Fully fitted with lower and upper kitchen units to the ceiling, fittings for integrated dishwasher, refrigerator, and freezer (see details), Silestone or similar worktop and front (*colour options for units and worktop available), self-closing drawer units, integrated column for conventional oven and microwave, extractor hood, worktop sink and draining board. The following SIEMENS electrical appliances are included as standard in all kitchens: refrigerator, freezer, oven, vitroceramic hob, extractor hood, washing machine, dishwasher and microwave. Plate-service hatch finished in Silestone or similar (*choice of colours available) with LED down-lighting.

GALLERIES

Open outdoor space to hang clothes with direct access from the kitchen. Fitted with sink.

CLOTHES HORSE

Open outdoor space to hang clothes with direct access from the kitchen. Fitted with sink.

GARAGE-CELLAR

In the basement, each property has two private garage parking spaces with a motorized access door and a remote control access device. There is a multipurpose space (storage, recreational area, etc.) that can be reached via a hallway leading from the car park with natural light and ventilation. This space connects with the rest of the property via the main staircase, and has an additional space for use as a storeroom and another as a laundry area, the latter being fitted with pre-installation for a washing machine and tumble dryer.

HEATING AND HOT WATER FROM HEATERS

Duct-type pre-installed air conditioning (hot/cold) in the lounge and bedrooms, with temperature regulation system using valves. The outdoor air-conditioning unit, or heat pump, is located on the roof of each property and the indoor unit is inside the suspended ceiling of the second bathroom, or toilet. Installation of water underfloor heating in the lounge, bedrooms and bathrooms. Pre-installation of air-conditioning in the basement room (*pre-costed split option). Domestic Hot Water (DHW) is produced by the heat pump, fed to a hot water accumulator with back-up support from the electrical resistance. The entire installation uses an aerothermal heat pump.

TELECOMMUNICATIONS

Installation of TV reception equipment offering free-to-air television in the following languages: Spanish, Russian, French, English and German, with a HD digital satellite receiver in each property. Installation of WiFi router. Communal WiFi network service with Internet access in communal areas of the estate.

PRIVATE GARDENS

Each of the properties has a garden at the entrance and a garden adjacent to the lounge porch. This latter has direct access to the communal area. The gardens are of natural or artificial grass depending on the presence of the structure, with irrigation and communal maintenance. The properties have side hedges, defining private plots, with communal drip irrigation. Access to properties in stamped concrete.

SOLARIUM

The property has soundproofed motorised access to the solarium.

The solariums contain:

- Barbecue with shelves, sink, tap and installation for a small fridge.
- Shower with hot and cold water.
- Power socket and TV and lighting socket.
- Jacuzzi pre-installation (*option of pre-costed installation available).

URBANISATION

The perimeter is fully enclosed by a wall and gates, with the installation of a perimeter security system using video surveillance cameras. Installation of video intercom in each property.

The overall development has a large variety of palm trees, other trees and landscaping with drip irrigation installation as required, as well as lighting, street furniture and stamped-concrete walkways with the elimination of architectural barriers by means of ramps and lifting platforms in areas with steep slopes.

POOL

- "Swimming" pool for adults:

- o With an approximate water surface area of 70 m², a gresite finish and interior lighting with colour changes.
- o Pool surround with natural lawn and non-slip ceramic paving, direct access from the properties, also with showers, sunloungers and parasols around the pool.
- o Integrated Jacuzzi with capacity for 4 persons.

PROPERTY CUSTOMISATION

* Your choice of finishes must be submitted within 30 days of the publication and delivery of the customisation catalogue.

You may choose the following materials at no extra cost, according to the catalogue:

- Floor and wall tiling
- Kitchen units and worktops
- Interior doors and wardrobes
- Paint

The following pre-costed options may be chosen at an extra cost:

- *Climate control in basement room
- *Jacuzzi on the solarium
- *Motorised canopies on the first floor terrace
- *Marble floor and wall tiling in the shower area and/or solarium

** All properties have a 10-year warranty insurance covering damages in basic structures in accordance with [Spanish] Building Regulations Act 38/99 dated 5 November [Ordenación de la Edificación - LOE]. For technical reasons, the above-mentioned materials may be replaced by others of similar or superior quality.

(***)

- Integrated dishwasher and refrigerators have slightly smaller dimensions than the market standard; we therefore provide the details of the measurements of the electrical appliances and the spaces available for their installation.