

QUALITIES

THE INNER DEVELOPMENT

Development and access

Security. The exclusive residential complex will have pedestrian access controlled by a common access key/keychain, video intercom, monitored by Closed Circuit TV Cameras 24 hours a day.

Centralized mailboxes for the 84 homes.

Common areas

Bicycle parking spaces, large indoor common areas and natural recreation areas.

The pedestrian passage areas will be finished with floated and/or printed concrete paving and artificial grass areas, to be specified by the FD.

Gardening depending on the area composed of palm trees, other trees, and in some areas and shrubs in various areas of the plot.

Irrigation system with programmers, to facilitate maintenance and correctly manage water consumption.

Bio-healthy area and children's games outside.

Lighting installations in common areas, equipped with LED technology.

Swimming pool

Recreation area next to community pools of approximately 900 m2, with a swimming pool for adults with access ladder and stainless steel bar, and another for children, finished in tile, with purification installation and lighting with LED spotlights.

WIFI in the pool area.

Beach area with printed concrete, artificial grass and bushes with trees.

All this surrounded by perimeter fencing and an access door, to control your access.

The semi-detached villas include a 10m2 pool.

Basement

With regulated access with control for motorized door for vehicles to the garage.

Vehicle entry and exit access will be through Calpe street.

From the basement there is pedestrian access to the common areas on the ground floor, and there is also an elevator, with an automatic closing system, accessible for the disabled and with pre-installation for a telephone connection to the outside.

Equipped with regulatory installations such as electrical lighting, fire detection, carbon monoxide and forced ventilation, all according to current regulations.

Floor finish in gray polished concrete, with signage paint on walls and pillars.

Entrance and exit ramps with printed or scratched concrete, in colors and textures to be chosen by the FD.

Storage rooms in the basement with metal door, ventilation and interior light point. Interior walls of painted concrete and the rest plastered with a single-layer burnished finish.

The basement has a channeling planned from the centralization of meters, as a provision for possible installation by each owner of all the upper floor duplexes and ground floor duplexes block 2, in their electric vehicle charging point square.

In the ground floor duplexes of block 1, a charging socket will be provided from the house for your car in your parking space.

In the semi-detached villas, they will have a charging socket provided in their own square.

From the basements it will be possible to access the duplex apartments on the ground floor, ente-ring through their private part and ascending by internal stairs.

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BUILDINGS

Foundation

Made with reinforced concrete footings.

Structure

Formed by pillars, slabs and reinforced concrete stairs.

All low and high townhouses homes have a reinforced area planned for the possible location of a Jacuzzi (pre-installation not included).

Facade and roof

The facade will be finished with a combination of different colors of monolayer scratched and waterproofed with exterior paint.

The separations between neighbors are blind approximately 1.60m high and have balcony railings with wall areas and laminated transparent safety glass areas.

Coating with various types of flooring on the roof, with thermal insulation based on 10cm expanded polystyrene and waterproofing by means of a sheet, under flooring.

Sustainable construction, with energy savings and improved comfort in the homes on the top floor.

Common areas

On the access stairs to homes, ceramic treads and masonry railings finished in monolayer.

Energetic qualification

The houses have an energy rating B.

THE HOUSE

Brickwork

External enclosures with double brick factory, and intermediate thermo-acoustic insulation according to CTE. Interior partition with double hollow brick of 7 cm., received with cement mortar and party walls between houses with double partition and acoustic insulation.

Tiled

Combination of 1st national quality ceramic coverings from floor to ceiling in bathrooms with Relief of 30x90cm, combined with areas finished in paint.

Laundry room also finished in ceramic coverings on all its walls, combined with areas finished in paint.

Floor

Porcelain flooring of 1st national quality in the interior of the house, 60x60cm., with white porcelain baseboard.

Between floors, a sheet with thermal and acoustic insulation properties will be placed.

For the ground floor terraces and private solarium on the roof, non-slip ceramic stoneware of 1st national quality of 31x60cm will be used in combination with artificial grass, adding thermal insulation on the roof.

Continuous lining

Continuous plastering with white plaster on vertical walls, with PVC lifeguards.

Smooth plaster throughout the house.

In the common bathroom, where a future location for an interior air conditioning machine is planned, they will be removable plates for installation and maintenance.

Paint

Plastic paint with a smooth finish throughout the house. Off-white walls and ceilings.

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Internal carpentry

Armored entrance door of the Italian brand DIERRE model Sparta 5, with side locking points, maximum security lock with anti-drill and anti-leverage protection, classified with Class 3 anti-intrusion protection, white lacquered inside and finished on the outside in board White PVC.

2.10 m high passage doors, plain blind with top fixed, finished in white, with chrome closing handles.

All the houses are equipped with two built-in wardrobes with folding and/or sliding leaves in white.

The interiors will be finished with Textile White melamine, equipped with a hanging rail and an upper mezzanine in all the cabinets.

External carpentry

Aluminum of recognized national prestige, lacquered in color RAL 7022 or similar, with RPT, with sliding opening windows, except bathrooms with tilt-and-turn opening located in: ground floor villas, ground floor duplex and upper floor duplex. Balcony doors with opening with sliding leaves.

Aluminum blinds with motorized push-button operation on the inside, in each room.

Open aluminum blinds in laundry room.

Windows and French windows with double glazing with solar control, configuration (4+4) +16+(4+4) mm Planiterm XN. Separations and door with 5+5 white laminated glass, between the main bedroom and its bathroom.

Plumbing

Composed of connection from the outside to battery meters, connections to homes and internal network in the home with hot and cold water.

Shut-off keys per dwelling, in bathrooms, kitchen and toilets, with bi-thermal water intakes for the washing machine and dishwasher.

Hot water pipes, insulated to reduce heat losses.

Drains made according to standards with PVC.

The ground floor homes on their terrace and the upper ones on their private solarium will have a cold water point. In addition, the high ones will take a shower with hot and cold water.

The semi-detached houses will have a cold water point on the ground floor and a shower with hot and cold water.

Domestic hot water (DHW) is produced individually by means of aerothermal equipment and electrical resistance support, with a capacity of at least 110l, located in the laundry room.

Toilet

Toilets of the first Spanish brand, both in the common bathroom and in the bathroom of the main room.

In the bathroom of the main room and the common bathroom, washbasin furniture in matt white. In both bathrooms mirror with indirect lighting.

Shower trays in all Roc-Stone bathrooms with a white slate finish or similar, from the Spanish brand Poalgi or similar.

Fixed shower screens included in all bathrooms.

Thermostatic faucets in showers, single-lever faucets in sinks and sink.

All homes have a tap to the outside.

Steel sink of the brand EURO FREGADERO STEEL LUXOR 50 440X540 mm.

Electricity

Installation with a high degree of electrification 9.2 KW, with panel protections against overcurrents and electrical derivations, all the metallic elements of the home and building being connected to the ground connection at the foundation.

All homes will have a TV point and plug on the terraces.

In addition, the house on the upper floor in its private solarium, will have a TV point and electricity.

The houses with a basement floor will have a TV point installation, plugs and a TLF socket. Video intercom installation with color screen, in all homes. Top brand mechanisms.

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Telecommunications

The houses are delivered with the following sockets installed:

1. Living room 5 sockets (Optical fiber / Television / Data and telephone network / Data and telephone network / Coaxial cable or reserve socket).
2. Master bedroom 4 sockets (Television / Data and telephone network / Data and telephone network / Coaxial cable or spare socket).
3. Other bedrooms and rooms, 2 sockets (Television and data network/Telephony).
4. Hall or vestibule: A configurable socket (a base with cover and conduit is left for the user to install whatever they may need (fiber optic socket or telephone or data socket, for example). The urbanization will have the following supported telecommunications services:
5. Radio and digital terrestrial television. It is delivered with service.
6. Digital satellite radio and television. All the pre-installation is delivered to support two different satellites, placing one of the antennas with the delivery of a digital receiver for each home.
7. Fiber optics. It is delivered with the centralized connection at the RITI community site, in the absence of an operator making the timely connection of the service there. Additionally, a modem terminal must be installed in the home.
8. Data and telephony network. All rooms interconnected with a Category 6 class E network. Connection terminal in the RITI community area.

Alarm

Alarm system with 3 interior detectors and keyboard.

Possibility that it can be controlled with an APP for remote control with a Smartphone.

Ventilation

To meet the CTE requirements for air ventilation in homes, they will be equipped with the following ventilation systems:

- For kitchens with forced smoke ventilation with hood type filtering group with individual tube up to the roof.
- Ventilation system or forced air renewal for the rest of the house according to CTE.

Home appliances

All the houses include in the price the following home appliances: oven, microwave, dishwasher, ceramic hob, extractor hood, washing machine and fridge.

Air conditioning / Heating

Pre-installation of Hot/Cold Air Conditioning, impulsion through ducts and returns through grids in the false ceiling (heat pump not included).

In semi-detached villas on the first floor, pre-installation of Split is included (machine not included).

Kitchen

Designer kitchen with countertop and compact quartz front between wall and base units, equipped with base and wall units, with drawers equipped with cushioned guides and drawer and door fronts in a combination of white laminate and wood laminate areas.

Equipments

Interior recessed lighting in the ceilings of the house, Led type, is included. Led strip is also included in the fitted wardrobes.

In addition, all lighting on the terrace is included in all homes.

Private basement ground floor townhouses in block

The basements are finished with ceramic flooring, plaster walls and paint finishes, and plaster ceilings finished in paint.

Covered English patios, open to the outside with lighting and ventilation. They will be finished in non-slip ceramic flooring, and washed/burnished monolayer plastered walls.

Electrical installation, they will have a TV point installation, plugs and a TLF socket. Lighting included in recessed ceiling type LED.

In housing basement floors, distribution of partitions according to plans is included.

Bathroom finished with toilets and ceramic tiles.

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Private garden on the ground floor townhouses:

- Semi-detached houses:

Plot with non-slip ceramic outdoor flooring. Rest of the plot composed of artificial grass and topsoil. Part of the perimeter will be made up of natural vegetable hedges, according to the plan.

The fences of separations to neighbors and interior common areas will be made with blind enclosure of 1.60-1.80m high finished in scraped monolayer.

- Ground floor townhouses:

Terraces with non-slip ceramic outdoor flooring.

The fences of separations to neighbors and interior common areas will be made with a 1.60m high blind enclosure finished in scraped monolayer.

Water point, shower with hot and cold water.

In the block dwellings, there is an “English patio” on all ground floors to illuminate and ventilate the basement of each dwelling.

- Top floortownhouses:

In detail, in addition to everything specified above, the solarium of the houses will be delivered finished with:

Staircase with concrete structure, masonry enclosures and handrails for climbing, steps finished in ceramic stoneware.

It will have a TV point and plug, and exterior wall lighting.

Water point, shower with hot and cold water.

Private basement in some semi-detached villas

The basements are finished with ceramic flooring, plaster walls and paint finishes, and plaster ceilings finished in paint.

Electrical installation, they will have a TV point installation, plugs and a TLF socket. Lighting included in recessed ceiling type LED.

In housing basement floors, pre-installation of Split is included. (machine not included).

Bathroom finished with toilets and ceramic tiles.

NOTE: The present report has the purpose of specifying the general characteristics of the materials of the work referred to, reserving the promoter the possible modifications or revisions that are introduced by the facultative management (DF) of the work always according to the criterion of improvement and correct adaptation to it.

If for manufacturing reasons of our suppliers, any of the models specified here are no longer manufactured, it will be replaced by an alternative one with similar characteristics.

It should be clarified that the abbreviation of CTE refers to a regulation applied to construction (Technical Building Code)

NOTE: Images without contractual value and merely illustrative, subject to modifications due to technical or legal requirements of the Project Management or competent authority. During the development of the project, the Facultative Direction for technical or administrative reasons reserves the right to make some modifications to the project, without this implying a decrease in the quality of the materials. The furniture of the interior infographics is not included and the equipment of the dwellings will be indicated in this specification report.

NOTE: THE DELIVERY DATE IS: 12 months from the start of the work execution.

