

- QUALITY REPORT-

Located in an exceptional setting with extraordinary panoramic views of the bays of Albir and Benidorm. Immersed in an idyllic Mediterranean landscape with all nearby services, Nwcia represents the rebirth of a comfortable, healthy, and safe lifestyle. A complex of 28 terraced, semi-detached, and detached villas where construction will comply with the demanding Eurocodes and national standards. The works will be certified by independent technical control bodies (OCT) and supervised by professionals accredited by their respective professional associations. The design of the village has been adapted to offer a contemporary aesthetic with Mediterranean inspiration—attractive and serene. The traditional white tones of the Marina are softened and framed with warm shades. Innovative and advanced solutions are combined harmoniously with traditional, highly durable materials to ensure long-term reliable performance. The housing layouts are designed for comfort and a relaxed lifestyle, with abundant natural light and native vegetation that extends the enjoyment outdoors. Sustainability principles have been considered in terms of energy and water consumption, as well as efficiency in HVAC, ventilation, and irrigation systems.

- Foundations, Structure and Roofs Reinforced concrete footings with ties, ventilated crawl space, retaining walls. Lightweight reinforced concrete slabs on columns and walls; solid slabs in stairs. Sloped roofs with insulation, waterproofing, and curved tiles. Flat roofs with insulation, waterproofing, and ceramic tiles in solarium blocks. Audited by independent Technical Control Body (OCT).

Partitions:

- *Double brick walls with thermal insulation and plasterboard lining. Interior partitions with brick + plasterboard or double plasterboard with insulation. Complies with Spanish Building Code (CTE) habitability requirements.*
- *Flooring Living areas and bedrooms: PERGO® laminated wood flooring (3 models). Bathrooms: Porcelain tiles METROPOL® ARDUIN or ARGENTA® FONTANA. Terraces and solarium: Non-slip porcelain stoneware. Stairs to solarium: Wooden step.*

- *Interior Finishes Smooth plastic paint in 2 coats (customizable colors). White ceilings. Bathrooms: Porcelain tiles (customizable).*

- *Interior Carpentry*

Security door grade 5C with anti-drill/anti-pry system.

Interior doors: 2.10m lacquered MDF, customizable color, acoustic seals. Built-in wardrobes: sliding/hinged, customizable finish, textile lining.

Exterior Carpentry PVC dual-color profiles, double glazing, high acoustic insulation. Balcony doors flush with floor, laminated safety glass. Living room windows with motorized blackout roller blinds. Bedroom windows with aluminum shutters, polyurethane-injected. Glass railings with metal posts.

HVAC and Hot Water LG© ducted HVAC system (heating and cooling). One indoor unit per floor, thermostats in main rooms. ARISTON© aerothermal storage heater with electric backup.

- *Bathrooms & Sanitaryware Large resin anti-slip shower trays, safety glass screens. HANSGROHE© rain-effect showers, mixers, and taps. Suspended vanities, LED mirrors (anti-fog in main bathroom). Suspended LAUFEN© WC and bidet, soft-close lids. Pre-installation for heated towel rails.*

- *Kitchen Fully furnished: upper/lower units, soft-close drawers. SILESTONE© countertop, stainless steel sink, TRES© mixer tap. Seamless HPL splashback, customizable finishes. Appliances: SIEMENS© induction hob, oven, microwave, extractor hood. LED strip under cabinets, general LED downlights.*

Electricity & Telecommunications 9.2Kw installation with photovoltaic support. LEGRAND® fittings with USB/C ports in kitchen & bedrooms. Waterproof outlets in terraces/solarium. TV/SAT outlets in living room, bedrooms, terrace, solarium. Fiber optic broadband, data sockets, smartphone video intercom.

Solarium Metal staircase with wooden steps, insulated motorized hatch. Shower and built-in barbecue.

Gardens Planter attached to façade. Themed garden: pavement, artificial grass, gravel zones. Cypress hedge, fencing with posts & cables. Tree planting in designated areas.

Parking Paved space for 2 vehicles. Blocks A-D: masonry wall & sliding gate. Pre-installation for EV charging point

Common Areas 4,000m² communal space with native **landscaping**. Tiered garden meadows, ornamental fountains. Vehicular/pedestrian pathways, night lighting. Playground, paddle tennis court with lighting. Panoramic infinity pool, heated

jacuzzi, showers, sun deck.

. **Community Facilities** Mailbox cluster with cyber-locker for online deliveries. Car/person lift with backup power and auto-restart.

Unique Homes – Personalize Your House

Flooring: 3 laminate models.

Bathrooms: 3 tile/flooring options.

Kitchen: 3 cabinet/countertop finishes.

Doors & wardrobes: 3 finishes.

Paint: 3 colors.

For 3-story homes choose between:

2 bedrooms + TV room,

1 bedroom + kitchenette lounge (extra cost),

or 1 bedroom + office.

Optional private garden pool (extra cost)