

QUALITIES

THE INNER URBAN AREA

Urbanization and Access

Security: This exclusive residential complex will have two main pedestrian entrances, both controlled by a common access key/fob system and monitored by 24-hour CCTV. The entrance from Calpe Street will have a video intercom system for access to Building 1 only, while the entrance from Jávea Street will have a video intercom system for access to Building 2 only.

Additionally, there is a third, secondary pedestrian entrance without a video intercom system, located at the opposite end of the main entrance on Calpe Street.

Centralized mailboxes for all 20 apartments, including mail for the building management office.

Common areas

Bicycle parking spaces, large common areas indoors, and natural recreational areas.

Pedestrian walkways will have a finished surface of either smooth or textured concrete, with the specific design to be determined by the project architect.

Landscaping will consist of palm trees, other types of trees, and shrubs in various areas of the property.

An irrigation system with automatic timers will be installed to facilitate maintenance and ensure efficient water use.

Common area lighting will feature LED technology.

A fitness room will be equipped with a treadmill, an elliptical trainer, and a stationary bike, along with auxiliary fitness equipment and air conditioning.

A restroom for common use will be located in the basement.

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Swimming pool

Recreational area adjacent to the communal pool, featuring a two-level pool with two access points. The pool includes a staircase with a stainless steel handrail, a children's area on each level, and is finished with mosaic tiles. It also has a filtration system and LED lighting.

Wi-Fi is available in the pool area.

The poolside area has tiled flooring, and is landscaped with shrubs and trees.

The entire area is surrounded by a perimeter fence and access gates.

THE BUILDINGS

Foundation

Constructed with reinforced concrete footings.

Structure

It consists of pillars, slabs, and stairs made of reinforced concrete.

Facade and Roof

The facade will feature a combination of different colors of textured, rendered plaster, sealed with exterior paint.

The walls separating neighboring units are solid, approximately 1.60m high, and the balconies will have railings with a combination of solid wall sections and transparent, safety-glass panels.

The roof will be covered with various types of paving materials, with thermal insulation installed according to building regulations and a waterproof membrane under the paving. This sustainable construction method promotes energy efficiency and enhances comfort in the homes, in accordance with Spanish building regulations (CTE).

Common areas

For the staircases leading to the apartments, the treads and railings are made of concrete and finished with a single layer of coating.

Energy Rating

The houses have an energy rating of B.

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THE HOUSING

Masonry

Exterior walls are constructed with a double layer of brick, with thermal and acoustic insulation between the layers, in accordance with the CTE (Technical Building Code). Interior partitions are made of 7 cm thick hollow brick, laid with cement mortar, and party walls between adjacent dwellings are double-layered with additional acoustic insulation.

The dividing walls between ground-floor duplex apartments and neighboring units, as well as those separating them from common areas, will be solid walls 1.60 m high, finished with a textured plaster finish.

The dividing walls between upper-floor duplex apartments and neighboring units will also be solid walls 1.60 m high, finished with a textured plaster finish.

Tiling

The entire bathroom is tiled using a combination of high-quality, domestically produced ceramic tiles, from floor to ceiling, featuring both smooth and textured surfaces.

Floor

High-quality, domestically produced porcelain tile (75x75cm) will be used for the interior flooring, with a matching white porcelain baseboard. A layer of material with thermal and acoustic insulation properties will be installed between floors.

For the ground-floor terrace and the private rooftop solarium, high-quality, domestically produced, non-slip ceramic tiles will be used in combination with artificial turf, and additional thermal insulation will be added to the roof deck.

Continuous coating

A combination of areas with continuous plaster finish using white plaster on vertical walls, with PVC corner beading, and areas with drywall.

Smooth plaster or drywall to be determined by the project architect for the entire dwelling. In the bathroom, where an indoor air conditioning unit will be installed, removable panels will be used for access to the unit for installation and maintenance.

Paint

The entire interior of the house is painted with a smooth, flat-finish acrylic paint, with walls and ceiling in an off-white color.

Interior carpentry

Armored entrance door by the Italian manufacturer DIERRE, model Sparta 5 or similar, with multiple locking points, high-security lock with anti-drill and anti-pry protection, classified with Class 3 anti-intrusion protection, finished on the inside with melamine in a light oak color and on the outside with dark-colored PVC paneling. Hardware in black.

Interior doors, standard panel doors with a fixed transom panel extending to the ceiling, finished in oak-color melamine or similar, with black door handles and hinges.

All homes include a built-in wardrobe in the master bedroom with hinged or sliding doors (with soft-close mechanism) finished in oak-color melamine or similar. Hardware in black.

The interior of the wardrobes will be finished in white melamine or similar, and will include a hanging rod and a top shelf.

Exterior carpentry

High-quality aluminum profiles of national renown, lacquered in RAL 7022 or a similar color, with thermal break, and featuring sliding windows.

(Except for the secondary bedroom in the upper-level duplex units, which will have standard hinged windows)

Sliding patio doors.

Motorized aluminum blinds, controlled by a push-button switch located inside each room.

Windows and patio doors with double-glazed units with solar control, featuring a 4+4+16+4+4 mm configuration (Planiterm XN glass).

Laminated glass partitions and doors (5+5 mm white glass) separating the main bedroom from its bathroom.

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THE HOUSING

Plumbing

This system consists of the main water supply from the street to the meter panel, individual connections to each dwelling, and the internal plumbing network for both hot and cold water.

Each dwelling has its own shut-off valve, located in the bathroom, kitchen, and toilet areas, with dedicated hot and cold water connections for the washing machine and dishwasher.
The hot water pipes are insulated to minimize heat loss.
Drain pipes are made of PVC and installed according to regulations.

Ground-floor apartments will have a cold water tap on their terrace, and upper-level apartments will have one on their private rooftop terrace.

Domestic hot water is produced individually using a heat pump system with electric backup heating, with a storage tank capacity of at least 110 liters, located in the utility room.

Toilets

The master bathroom and the guest bathroom both feature a vanity unit with a drawer and sink, black-colored faucets, and a mirror.
The shower bases have a slate-like finish in white, and all bathrooms include black-colored faucets and sliding or hinged glass shower doors with black-colored hardware and frames.

The master bathroom has a floor-mounted toilet with a visible tank.
The guest bathroom has a wall-mounted toilet with a concealed tank.

The kitchen sink is black, and the single-lever faucet is also black.

Electricity

The electrical installation features a high power capacity of 9.2 kW, with overcurrent and short-circuit protection in the main electrical panel. All metal components of the building and dwelling are grounded to the foundation's grounding system.

A video intercom system with a color screen is installed at the main entrance to each dwelling, accessible from the street.

High-quality, brand-name electrical components are used throughout.

Electric vehicle charging infrastructure is provided. A pre-installation (ducting only) will be completed from each individual dwelling's meter to its designated parking space.

Telecommunications

The homes are delivered with the following outlets installed:

1. Living room: 5 outlets (fiber optic / TV / data and telephone network (double outlet) / data and telephone network (single outlet) / coaxial cable or spare outlet). Therefore, there are actually 5 outlet panels with a total of 6 outlets, since one panel has two outlets.
2. Master bedroom: 4 outlets (TV / data and telephone network / data and telephone network / coaxial cable or spare outlet).
3. Other bedrooms and rooms: 2 outlets (TV and data/telephone network).
4. Hall or entrance: One configurable outlet (a base plate with a cover and conduit is installed, allowing the homeowner to install whatever they need, such as a fiber optic, telephone, or data outlet).

Alarm

Alarm system with 3 indoor detectors and a keypad.
Option to control the system remotely via a smartphone app.

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THE HOUSING

Air conditioning/Heating

Installation of a heating and cooling system, with air distribution through ducts and return air through grilles in the false ceiling (heat pump included).

Kitchen

A stylish kitchen design with a countertop and backsplash made of compact quartz, featuring a combination of upper and lower cabinets, with drawers equipped with soft-close mechanisms and door and drawer fronts in a combination of white laminate and wood-effect laminate.

Equipment

The home includes recessed LED lighting in the ceilings, as well as LED strip lighting in the built-in cabinets. All terrace lighting is also included.

The home comes equipped with the following appliances: a ceramic stovetop, a filter-type range hood, an oven and microwave, an integrated refrigerator/freezer, and an integrated dishwasher. The laundry room includes a combination washer/dryer and a hot water heater.

Ventilation

To comply with the CTE (Technical Building Code) requirements for ventilation in residential buildings, the following ventilation systems will be installed:

- For kitchens: forced exhaust ventilation with a filter-type range hood connected to a vertical exhaust pipe extending to the roof.
- A forced ventilation or air renewal system for the rest of the dwelling, in accordance with the CTE.

Private basement area for residential units on the ground floor of the building

The basements will be finished with ceramic flooring, plasterboard walls and ceilings, and painted surfaces.

The internal courtyards, protected by the first floor slab, will be open to the exterior, providing natural light and ventilation. They will have non-slip ceramic flooring and plastered walls with a smooth, brushed finish.

The bathrooms will have ceramic tile coverings and will be fully equipped with a vanity unit with a drawer and sink, black-colored faucets, and a mirror. Shower trays will have a white, slate-effect finish, and all bathrooms will include black-colored shower fittings and sliding or hinged glass shower doors.

The main bedroom bathroom will have a floor-mounted toilet with a visible tank.
The secondary bathroom will have a wall-hung toilet with a concealed tank.

The closets in the main bedroom on the basement level will have interior shelves but no doors.

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NOTE: This document merely outlines the general characteristics of the materials to be used in the project. The developer reserves the right to make any modifications or revisions deemed necessary by the project's technical supervisor or due to circumstances beyond the developer's control, always with the aim of improving the project and ensuring compliance with applicable regulations. If, due to manufacturing reasons, any of the models specified herein becomes unavailable, it will be replaced with an alternative model of similar characteristics, as determined by the developer.

For all purposes, the abbreviation "CTE" refers to the Technical Building Code and, more generally, to the regulations applicable to construction.

NOTE: Images/Plans are not binding and are for illustrative purposes only. They are subject to change due to technical or legal requirements imposed by the project's technical supervisor or competent authority, or due to circumstances beyond the developer's control. During the project development, the technical supervisor or the developer reserves the right to make modifications to the project for technical or administrative reasons, without this implying any reduction in the quality of the materials or entailing any additional cost. The furniture shown in the interior renderings is NOT included, which the client expressly acknowledges and accepts. The fixtures and fittings of the dwellings will be exclusively those specified in this specifications document, and not those shown in any other promotional material or communication from the developer or any intermediaries.