

TECHNICAL SPECIFICATIONS – RESIDENCIAL OCEANIC LUXURY APARTMENTS

STRUCTURE

- Foundations based on isolated reinforced concrete footings or reinforced concrete foundation
- Reinforced concrete structure columns and concrete

Guarantee for 101 years of material damage that may be caused in the building by faults or defects that affect the foundation through Decennial Insurance

ROOFING, TERRACES AND SOLARIUM

- The roofs are flat with the formation of slopes with lightened, insulating mortar.
- Waterproofing by means of a first layer of asphalt sheet on the concrete and finished with a double asphalt sheet reinforced with fiberglass.
- Thermal insulation with 10 cm thick extruded polystyrene panels.
- Covering of accessible roofs with first quality non-slip stoneware in a 1.00x1.00 m format, artificial grass, pine bark or concrete float, according to plan.
- Lining of non accessible roofs with artificial grass or white pebble gravel, according to plan

EXTERIOR WALL – FAÇADE

- Façade made up of the SATE system with 6 cm thick extruded polystyrene and 19 cm thick thermo-clay ceramic brick. Coating finished in monolayer mortar with acrylic finish.

INTERIOR WALLS

- Interior partitions made of 7 cm double hollow brick, with projected plaster or high-quality tile, similar to the characteristics of the pavement.

INTERIOR WALL AND CEILING

- High quality stoneware tiling in bathrooms according to the pilot house with a 1.00 x 0.50m format.
- Smooth plastic paint throughout the house in a matt white or similar color.
- False ceiling with a smooth finish and two coats of matt white paint.

JOINERY

- Exterior carpentry in anodized aluminum and textured matt dark gray color, with tilt-and-turn or sliding opening according to design, guaranteeing adequate insulation with thermal bridge breakage.
- Aluminium motorized blinds of the same color as the carpentry, similar to the pilot house.
- Interior joinery consisting of smooth interior doors with matt dark gray lacquered DM leaves and black handle. Dressing rooms or built-in wardrobes in all bedrooms, with folding or sliding doors in the same color as the internal doors, internally lined by a modular system, with shelves of drawers and a hanging bars similar to the pilot house.

FLOORING

- Interior flooring with high-quality porcelain stoneware and matching recessed skirting boards of the same material, with a 100x100cm format and joined with special CG1 mortar to match the flooring.

GLAZING

- Double glass type SELECT laminated 3 + 3/12/3 + 3,
- Laminated dining room balcony glass 4 + 4/16/4 + 4
- Screens and railings with safety glass.

KITCHEN

- High and low cabinets on the kitchen wall with island, all of them lacquered in dark gray similar to the interior carpentry.
- Krypton or similar countertop with built-in sink.
- SIEMENS household appliances; 4-burner induction hob, designer extractor hood, refrigerator, dishwasher, combi oven / microwave
- Drawers with push & pull

SANITARY EQUIPMENT AND TAPS

- ROCA or similar white suspended porcelain toilets and built-in cistern also ROCA or similar.
- Inlaid basins on Krypton countertop or similar in bathroom furniture.
- Premium quality mixer taps finished in matt black.
- Shower trays made of the same material as the bathroom floor, non-slip and built-in matt black thermostatic shower tap.
- Screens with acid or transparent safety glass.

SWIMMING POOL

- Most models include an infinity pool with filtration equipment, a programmer and two submerged RGB LED lights and a matte black outdoor shower with a non-slip work surface made of the same floor as the house.

ELECTRICITY

- Electrical installation grade according to regulations.
- Niessen Zenit brand or similar matte black mechanisms.
- Matt black portholes and LED downlight throughout the house included.
- TV sockets in living room and bedrooms.
- Telephone connections in living room and bedrooms.
- The living room and bedrooms are equipped with access points to telecommunications services.
- On the exterior façade: wall lights with lighting.

INSTALLATIONS

- Installation of air conditioning and heating with inverter equipment, Class A, through ducts with adjustable discharge grids with segmentation by Zone climate. Villas type TYPE A and TYPE B.
- Production of sanitary hot water with the use of renewable energy.
- Video intercom with control unit on the main door and receiver in the home using a Citymax model monitor or similar.
- Installation of Terrestrial Television Signal Capture Equipment.

OTHERS

- TYPE A house with large Mediterranean terrace, covered porch and storage room.
- TYPE A house with large Mediterranean terrace, covered porch, infinity pool and storage room.
- TYPE A DUPLEX house with large Mediterranean terrace, covered porch, infinity pool and a large garage / storage room.
- TYPE B DUPLEX house with covered porch, huge solarium and infinity pool.
- TYPE A + TYPE A house with a large Mediterranean terrace, covered porch, infinity pool and a large garage / storage room.
- TYPE B + TYPE B house with huge solarium and infinity pool.

URBANIZATION WORKS

- Private urbanization with large landscaped and illuminated areas.
- Natural grass solarium area arranged with illuminated sail awnings, coconut trees and design matt black steel fencing.
- Triple infinity community pool of 200.00m2 of water sheet. Covered with high quality porcelain material, similar to that used in residential homes.
- Parking area.

NOTE: The developer reserves the right to carry out the necessary modifications during the execution of the work, due to technical, legal or commercial requirements, without this affecting the overall level of quality.