

# EDEN BEACH LA MATA by Ole International

## RECORD OF QUALITIES

The urbanization will be carried out in accordance with the existing rules on basic building regulations and the execution project.

### FOUNDATION

The foundations of the buildings will be made by footings and reinforced concrete bracing slab.

Sanitary slabs will be made to avoid contact with the ground.

### STRUCTURE

Structure configured by pillars and waffle slabs of reinforced concrete.

Stairs and singular elements of the roof will be executed with solid slab.

### DECK

Walkable flat roof on the solarium with slope formation, waterproofing with asphalt sheet, thermal insulation with extruded polystyrene (XPS) plates and finished with non-slip stoneware flooring suitable for exteriors.

Other roofs for technical use with slope formation, waterproofing with asphalt sheet, thermal insulation with extruded polystyrene (XPS) plates and gravel finish.

### FACADE

The facade cladding will be by the SATE system, with an exterior finish of white acrylic mortar in the main body of the building, as well as black or dark gray overhangs and cornices in areas framed according to the design.

The singular elements of the façade, such as the porches and sides of the buildings, will be finished with porcelain cladding in black tones.

The SATE facade is characterized by acrylic mortar, with thermal insulation according to CTE requirements with an average thickness of 50 mm, intermediate sheet of ceramic brick  $e=12\text{cm}$ , inner sheet by cladding of laminated plasterboard  $e:15\text{mm}$  on galvanized steel profiles .

The ground floor houses, the terraces have individual planters with drip irrigation with a programmer.

### **MASONRY AND INSULATION**

The separation between dwellings is made up of laminated plasterboard on galvanized steel profiles with rock wool acoustic insulation, and an intermediate separation using metal foil.

The interior partitioning of the houses is executed by means of laminated plasterboard of e: 15mm on galvanized steel profiles with intermediate thermal and acoustic insulation. The corridor areas inside the houses have a false ceiling made with 12.5mm thick laminated plasterboard on galvanized steel profiles. The bathroom (main or secondary depending on the type) has a 60x60 cm accessible false ceiling made of plasterboard with exposed metal profiles for maintenance of the air conditioning machine.

The floors between dwellings have impact noise acoustic insulation, the ground floor floor has thermal and acoustic insulation according to CTE requirements.

### **INNER LINER**

The walls are finished with smooth plastic paint in two layers on laminated plasterboard. The ceilings are finished with smooth white plastic paint in two layers.

### **EXTERIOR FLOORING AND TILING**

Non-slip stoneware flooring on porches, terraces, galleries and solarium.

### **FLOORING AND INTERIOR TILING**

Top quality stoneware flooring throughout the house, top quality stoneware tiling in bathrooms.

### **CARPENTRY AND EXTERIOR GLAZING**

Exterior carpentry with high-performance PVC profiles finished in a dark color (Ral to be decided) similar to the façade.

Sliding balconies in living room and master bedroom.

Double glazing with air chamber, including laminated safety glass in balconies.

Aluminum roller blinds with thermal insulation finished in the same color as the carpentry in bedrooms and living room.

Hinged gallery opening door with PVC profiles. Armored access door to the dwelling, with steel structure and pre-frame, locking device, double security lock and peephole.

The finish on the exterior face with hydrolacquered board in the same color as the carpentry and interior with the same finish as the interior doors. Terraces according to the design of the building with light railings using safety glass and aluminum profiles.

### **CARPENTRY AND INTERIOR GLAZING**

Lacquered interior doors with leaves 210 cm high, solid soul, blade hinges and soft closing with rubber gasket on the frame.

Built-in wardrobes with sliding doors and a lacquered finish in the same color as the interior doors, lined on the inside with textile melamine, with a central partition, mezzanine, bar, chest of drawers and shelves.

Shoe cabinet with hinged doors and lacquered finish (same as interior doors or same as kitchen furniture depending on the type of home).

### **PLUMBING AND SANITATION**

Bathroom 1 with suspended washbasin cabinet, mirror with indirect integrated LED lighting and recessed LED spotlights in the false ceiling above the washbasin. Bathroom 2 with suspended washbasin cabinet, mirror and recessed LED spotlights in the false ceiling above the washbasin.

Top quality, eco-efficient and cold opening single-lever faucets.

Variable dimension shower trays with integrated screen made of safety glass.

Top quality shower faucet.

Toilets with built-in cistern in bathrooms 1 and 2.

Interior installation of the house with pipes of approved material hanging from the ceiling.

Electric underfloor heating in bathrooms 1 and 2.

Ventilation of the entire house, including kitchen and bathrooms through ducts for forced extraction.

### **ELECTRICITY**

The house has a high-grade electrical installation of 9.2 Kw (the contracted power will be 6.9 Kw, with the possibility of increasing it at the request of the client). Interior installation with top brand mechanisms.

TV sockets in living room, all bedrooms, porch, terrace and solarium.

RJ45 data sockets in living room and all bedrooms.

The urbanization has distribution infrastructure for access to broadband telecommunications services through fiber optics.

### **LOCKSMITH**

A metal security grille will be placed on the windows of the living room, bedrooms and kitchen of homes on the ground floor.

A metal security grill will also be placed in the secondary bedrooms and kitchens that have a direct facade to the access walkways to the homes on floors 1, 2, 3, 4 and 5.

### **KITCHEN**

Fully furnished with high and low cabinets, tall units up to the ceiling, self-closing drawers, extractable hood, pre-installation for a dishwasher, quartz countertop or similar, with undercounter sink and countertop drainer formation, with projection towards the living room forming a bar .

Top quality single-lever sink faucet, eco-efficient and with cold opening. Lighting with LED strip under tall kitchen cabinet and lighting with LED spotlights in the false ceiling above the bar area.

CUSTOMIZATION: there is the possibility of choosing the color of the kitchen furniture and the color of the countertop at no extra cost, according to the customization catalogue.

### **GALLERIES**

The enclosure will be based on slats to match the facade. Wall finishing with white cement plaster. The gallery has a 150-liter electric water heater, a hot water exchanger and a washer/dryer installation.

### **AIR CONDITIONING AND HOT WATER BY AEROTHERMY**

Installation of air conditioning (cold-hot air) through ducts. The outdoor unit or aérothermal heat pump is located on the roof, the indoor unit is located on the false ceiling of the main or secondary bathroom depending on the type of home.

In the dining room and bedrooms there are outlet grilles that distribute the air conditioning (hot-cold). The control thermostat is located in the dining room.

Sanitary hot water (DHW) is also produced by means of an aérothermal heat pump, maintaining an accumulator with hot water, with punctual support of electrical resistance.

## **TELECOMMUNICATIONS**

Installation of totally free television signal reception equipment in the following languages: Spanish, Russian, French, Polish, English and German.

You can also tune into Belgian channels (in Flemish) with your own original decoder. In addition, the installation contemplates the possibility of tuning into a channel platform in Scandinavian and English languages by contracting it.

Installation of Router-Wifi for wireless internet connection with the possibility of contracting with an area operator. This community Wi-Fi network service will provide Internet access in the common areas of the central area of the development.

## **GARDENS FOR PRIVATE USE IN GROUND FLOOR APARTMENTS**

The private gardens of the houses on the ground floor are made of artificial grass to reduce maintenance.

Its enclosure is made with a factory wall and a metal fence with a cypress hedge on its perimeter, equipped with drip irrigation with a programmer and tap.

A metal gate allows the exit from the private garden to the urbanization.

## **SOLARIUM FOR PRIVATE USE IN PENTHOUSE APARTMENTS**

The fifth floor homes have a private solarium on their roof. Access to the solarium is made directly from inside the house by means of a staircase integrated in the living room or the corridor depending on the type.

## **STAIRS AND PORTALS**

The buildings have exterior elevators located at points equidistant from the dwellings that connect all the floors of the building with the upper floors. The lifts have a low consumption electric motor, automatic doors, telephone connection, LED lighting and cabins with capacity for 6 people.

In addition, the buildings have stairs and exterior corridors that connect the houses with the ground floor and the rest of the urbanization through pedestrian crossings.

All the common areas of the buildings will be finished with non-slip stoneware flooring.

The enclosure of the stairs and exterior corridors of access to the houses will be made with brick railings with the same finish as the facades or with metal railing finished in the color of the facade.

## **PARKING LOTS**

The houses have a parking space located in the surface car park on the private street that surrounds the urbanization. Access is through a motorized gate with remote control as well as pedestrian access.

The interior paving of the parking area is made with an asphalt finish.

In addition, on the surface, in different points of the urbanization, there are bicycle parking lots that will have a tap and drain to be able to wash the bicycles.

Each dwelling will have space to park a bicycle in the basement or on the surface.

