

## **BUILDING SPECIFICATIONS**

### **STRUCTURE**

cimentacion executed by reinforced concrete slab 1m thick and walls of reinforced concrete basement of 0.30 m thick, all in accordance with the requirements of strength, durability and quality established by EHE Structural Concrete. Reinforced concrete structure formed by pillars and solid slabs of 0.40 meters thick, executed according to specifications of resistance, durability and quality of the EHE.

### **COVERS**

In common roof, sun terrace and private terraces of houses, covered walkable flat with slope formation, thermo-acoustic insulation and waterproofing with doublé bituminous sheet. Floor finishing with antiskid porcelain floor tiles in common rooftop terrace and solárium, natural stone paving on private terraces.

### **FACADE**

Double walls of brick, leaving a hollow intermediate tube including thermal insulation, exterior finish with natural stone 3 cm thick. Based outside anodized aluminum in its natural color with thermal break, consisting of sliding or folding sheets according to location and double glazed glass from CLIMALIT or similar. Solar control system in facades for optimum use of natural light. Outdoor balustrades of laminated safety transparent glass, system placed on the metal section embedded in the pavement.

### **PARTITIONS**

Separation between homes using double hollow brick with intermediate chamber and soundproof. Interior walls perfectly plumb factory of double hollow brick, ready to receive the subsequent plaster or tiling.

### **INTERIOR COATING**

Matt plastic paint with light protection, breathable and waterproof, on plaster for protection and decoration of interior walls. Tiles of unglazed porcelain in bathrooms.

Continuous false ceiling of gypsum plasterboard 15 mm thick pitted for the formation of curtain rods on exterior carpentry, finish with matte plastic paint.

### **FLOORING**

Floor tiles made of natural Stone in living room-kitchen, terrace, bedrooms, bathrooms, hallways and lobby, with polished finish and minimal board. The floors of the houses with acoustic insulation for impact noise.

### **INTERIOR CARPENTRY**

Access door armored with security lock, 45/50 mm thick, with top quality fittings and stainless steel handle, finished in white colour. Interior doors 40 mm thick, solid MDF lightened with top quality fittings and stainless steel handle, finished in White colour. Cupboards fitted with folding leaves fiberboard MDF 19 mm lacquered in the same color as the wall, lined inside. (With optional customized of the interior).

### **KITCHEN**

Fully equipped with hanging and undercounter furniture in white lacquer finish and interior waterproof board, doors and drawers equipped with automatic closing. Appliances from Siemens or similar: decorative hood in stainless steel embedded in the false ceiling, ceramic induction hob, oven and microwave column, integrated fridge and dishwasher.

Compact quartz countertops with integrated sink and drainer same material.

\* Appliances included.

\* Optional washing appliances.

### **BATHROOMS**

Vitrified white porcelain sinks furniture. Bath and shower in a synthetic material, variable length with glass screen. Toilette set in white vitrified porcelain. Toilets

have recessed cistern.

High quality bathroom taps and the showers in main bath with ceiling sprinklers like natural rain. Mechanical ventilation system for renewal of air throughout the house.

### **FACILITIES**

Installing pressure group for drinking water as well as an equipment for decalcification for the community and individualized purification equipment for drinking water by osmosis. Indoor plumbing with multilayer PEX-AL-PEX. The domestic hot water (DHW) will be using aérothermal heat pump. Bathrooms with electric underfloor heating. Electrical installation according to REBT and high level of 9.2 KW. Boxes and mechanisms first trademark.

Interior lighting in bedroom closet fronts with LED recessed in the ceiling.

Outdoor lighting system composed of roof or wall apply.

Basic telephone network, telecommunication cable, terrestrial TV and satellite dish for two satellites.

Installation of totally free TV signals in the languages: Spanish, Russian, French, English and German with an HD digital satellite receiver in every property. Besides the installation envisages a platform channel tune in Scandinavian and English languages through recruitment.

TV points in lounge, kitchen, bedroom and terrace. Telephone in lounge, kitchen and master bedroom. Access points to telecommunication services by optic fiber broadband in lounge and bedrooms.

Air conditioning (hot-cold air) through ducts with adjustable louvers through áreas like CONFORTZONE system or similar, inverter machinery from MITSUBISHI ELECTRIC or similar.

### **STAIRS AND PORTAL**

High-end elevator with automatic doors and stainless steel with photoelectric band up to 8

people from OTIS or similar.

The finished pavement in entrance and staircase and all plants run on natural stone, polished finish and minimum joint. Wall decoration in marble with open book finish and mirrorfront.

Recessed lighting using linear luminaires and LED bulbs.

### **PARKING**

Optional parking spaces and storage located in the basement.

Vehicle access by hydraulic car lift with double cabin shipment to 180 from OTIS or similar, doors and cabin in stainless steel finish and remote control.

Pedestrian access from all properties through community staircase and elevator.

Polished concrete floor in garage.

### **ENVIRONMENT**

The building is located in front of the sea. It occupies an entire block and offers direct Access to the Promenade that joins the two most popular beaches in Torrevieja, Playa del Cura and Playa de los Locos.

The Promenade between Playa del Cura and Curva del Palangre is currently in the bidding phase by the County Council of Alicante to start the redevelopment work.

PERSONALIZE YOUR HOME: Until the progress of work permits, the customer may choose (no extra charge) between two different finishes, whose samples are in the Sales Office.

NOTE: drawings and specific qualities are subject to change without notice at the judgement of the Project Manager, replacing them with similar or higher. All images contained in the brochure are artistic impressions and may differ from reality.