

CORVERA HILLS®

RESIDENCES



OLEA RESIDENCES
Quality Specifications Dossier

Comercial Quality Specifications Dossier



CONSTRUCTION

Foundation and structure

- Foundations executed by means of reinforced concrete footings and perimeter foundation walls.
- Structural framework formed by reinforced concrete columns.

Roofs

- Walkable flat roof finished with high-quality non-slip porcelain stoneware tiles.
- Non-walkable roofs finished with gravel.

External walls

- External façade composed of an outer ceramic brick enclosure with single-layer mortar render finish, air cavity, thermal insulation in compliance with current regulations, and interior dry lining with plasterboard panels.

Flooring

- Interior flooring in high-quality rectified porcelain stoneware tiles, 60x120 cm format, with skirting boards matching the flooring finish.
- Exterior flooring in high-quality rectified non-slip porcelain stoneware tiles, in the same format as the interior flooring.

Ceilings

- Suspended removable ceiling in secondary bathroom and laundry room.
- Continuous suspended ceiling throughout the remainder of the property.
- Curtain recesses integrated above external window and door openings.

FINISHES

External carpentry

- PVC external window and door frames with airtight sealing system, tilt-and-turn or sliding opening system depending on the room.
- Double glazing with air cavity.
- Motorized roller shutters installed on all external window and door openings of the property.

Internal partitions

- Interior layout formed by plasterboard partition walls on a self-supporting metal frame structure with internal rock wool insulation.

Internal carpentry

- Reinforced entrance door with three-point security locking system and door eye.
- Interior passage doors with solid MDF leaf in matte white lacquer finish, stainless steel hinges and magnetic latch.
- Modular wardrobes in bedrooms, according to layout plans. Wardrobe interiors finished in MDF lining, including hanging rail and upper shelf.

Internal wall finishes

- Fully tiled bathrooms with high-quality porcelain stoneware, including recessed niches in shower areas. Depending on the stage of construction, clients may choose the tone or combination from a selection of pre-approved tiling options
- Smooth plastic paint finish on vertical and horizontal surfaces.





EQUIPMENT

Instalaciones generales

- Electrical installation in accordance with current regulations.
- Electric underfloor heating in bathrooms.
- 550 W photovoltaic installation.
- Pre-installation for electric vehicle charging point.

Kitchen

- Fully fitted kitchen with wall and base units according to layout design, finished in matte white with grey interior and integrated white gola handle system.
- 12 mm porcelain worktop, backsplash between units, and island side panel finish, according to design.

Bathroom fixtures

- Extra-slim white resin shower tray with slate-effect finish in bathrooms.
- Floor-mounted porcelain toilet with wall-hidden water tank.
- Hidden thermostatic shower mixer.
- Vanity unit with integrated washbasin, tap and mirror. Choice of model and colour available from a selection of pre-approved options, depending on the stage of construction.

Clima and domestic hot water production

- Aerothermal system for domestic hot water production in accordance with current regulations
- Pre-installation for ducted air conditioning system.
- Pre-installation for zoning system for ducted air conditioning.

Energy certification

- Project Energy Efficiency Rating: Class A

OTHERS

Outdoors

- Outdoor parking space within the private plot.
- Private swimming pool with approximately 21 m² of water surface area, equipped with automatic chlorination and sulphate treatment system, electronic dosing pump, chlorine and pH regulator, and automatic filling system. Pre-installation for pool heating.
- Outdoor stainless steel solar shower with 20-litre tank and shower head
- Exterior terrace area and pool surround finished in high-quality non-slip porcelain stoneware tiles.
- Landscaped garden area facing the public road, fully completed with drip irrigation system and programmable timer, according to design.

Optional features

- Depending on the stage of construction and under conditions to be defined, clients may choose the following options, which are not included in the standard specifications of the development:
 - Shower screens in bathrooms.
 - Roller blinds.
 - Full kitchen appliance package, including induction hob, oven and microwave in tower unit, extractor hood, fridge-freezer and integrated dishwasher.
 - Complete air conditioning system installation.
 - Drawer units within wardrobes or customised internal wardrobe layout.
 - Decorative wallpaper on bedroom headboard walls.
 - Home automation system.
 - Outdoor kitchen or barbecue area.
 - Artificial grass in garden areas or personalised landscaping design.
 - Pergolas in parking areas and terraces.
 - Saltwater chlorination system for swimming pool.



Pure home

Where everything falls into place



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