

OASIS GARDEN



TECHNICAL SPECIFICATIONS

The building will be executed in compliance with all existing regulations on Basic Building Standards and special regulations.

- **FOUNDATION:** It will be carried out using slab, tie beams, and foundation walls.
- **STRUCTURE:** Unidirectional slabs throughout the building.
- **EXTERIOR ENCLOSURES:** Ceramic enclosures with thermal-acoustic insulation.
- **FACADES:** Exterior treatment with single-layer materials in a white colour and black details.

GARAGE FLOOR:

- Basement floor for garages with trowelled pavement.
- Direct access via interior staircase to leisure area and direct access from residential landing via elevator to the garage.
- Storage room and garage included in the property.

COMMON AREA:

- **LEISURE AREA:**
 - The ground floor will be equipped with a green area consisting of a large swimming pool with various zones: children's area, adult area, sunbathing area and shower, as well as a petanque area, large play areas for children and mini-golf.
- **PROPERTY ACCESS:**
 - The entrance to the property will be paved with Argenta Falcon Anthracite SL 30x60 non-slip ceramic tiles.
 - Gated community with separate pedestrian entrances and an internal road for vehicle access.

PAVEMENT:

- **INTERIOR AND EXTERIOR STAIRS + TERRACES:**
 - Non-slip ceramic tile flooring, first quality, brand Vitacer model Slaterock Grey 30x60 format.
- **HOUSEING DEPENDENCIES:**
 - High-quality ceramic stoneware flooring throughout, with a choice of Intermatex brand models: Tirreno Perla and Tirreno Neutral in 100x100 format.

TILING:

- Tiled with ceramic tiles or quartz, first quality, in kitchens (Compac Unique Callacatta Gold quartz), galleries (white tile) and bathrooms (Tirreno Perla or Tirreno Neutral models from the Intermatex brand), with soap shelf in matte black or the same material as the rest of the bathroom.

FALSE CEILINGS:

- False ceilings of plasterboard to be painted in bathrooms and in any room that the project management deems appropriate due to the necessary circumstances of the installations.

EXTERIOR CARPENTRY:

- Sliding windows in high-quality matte black aluminium R9111 with thermal break.
- Motorized aluminium shutters in the same colour, MONOBLOC type.
- Low-emissivity double glazing with argon gas chamber.
- Terrace railing in safety glass with steel pilasters

INTERIOR CARPENTRY:

- Entrance door to the residence (Dierre Sparta 5 black colour R9111) with 4 security points, with knob and peephole.
- Interior passage doors in smooth wood lacquered in white with 7cm architraves.

FURNITURE:

- Wardrobes in bedrooms with top quality finishes, with a loft, hanging rail and drawers.
- Residence fully furnished with first-quality furniture.
- Kitchenware Pack included on price.

KITCHEN:

- High-quality kitchen furniture with upper and lower cabinets.
- Integrated extractor hood.
- Quartz countertop, Compac brand Calacatta Gold model.
- Stainless Steel sink.
- Whitegoods pack included.

BATHROOMS

- Cold and hot water installation according to NT-BE-IFC Standards with PPR conduits. Hot water conduits covered to prevent heat loss.
- Premium taps with single control and built- in ceiling shower.
- Mechanical ventilation installation.
- Sanitary ware in vitrified porcelain, white colour, with W.C. lid of the same colour.
- Shower tray integrated with the same floor as the property.
- Shower screens and bathroom furniture.
- Backlit mirror.

SOLARIUM:

- Terrace formed by concrete slopes, waterproof insulation, and ceramic pavement.
- Water and light outlet.
- Pergola included

PAINT:

- Smooth White paint.

ELECTRICAL INSTALLATION:

- Electrical installation carried out in accordance with the new Low Voltage Regulation.
- Installation according to telecommunications regulations.
- Telephone and TV sockets in all rooms.
- Lighting package throughout the property.
- Video intercom installation.

OTHERS:

- Mailbox installation in common areas, in accordance with the standards of the General Directorate of Post for the installation of domiciled lockers.
- Collective TV antenna installation according to telecommunications regulations.
- Installation for sanitary hot water according to regulations.
- Community covered spa and gym.
- Air conditioning through ducts. Machine included.
- Electric water heater.



Bathroom cabinet model



Bathroom model



Bathroom model



Compac Unique Calacatta Gold



Intermatex Tirreno Neutral



Intermatex Tirreno Perla

