

QUALITIES

THE INNER URBAN AREA

Urbanization and Access

Security: The exclusive residential complex will have two main pedestrian entrances controlled by a common access key/key ring, video intercom, and monitored by a 24-hour closed-circuit TV camera system. Access from Calle Calpe will have a video intercom for Block 1 only, and access from Calle Jávea will have a video intercom for Block 2 only.

Outdoor parking finished with polished trowelled paving, with direct access from the public road for each parking space, controlled by an external bollard or clamp. This area will be covered with a canopy. The parking spaces will have a reserve pipe for electric vehicle charging, from each meter.

Centralised mailboxes for the 20 homes + post office + community.

Translated with DeepL.com (free version)

Common areas

Large indoor common areas and natural recreation areas.

Pedestrian walkways will be finished with trowelled and/or stamped concrete paving, with the design to be specified by the DF.

Gardening consisting of palm trees, other trees, and in some areas, shrubs in various areas of the plot.

Irrigation system with programmers to facilitate maintenance and properly manage water consumption.

Lighting installations in common areas, equipped with LED technology.

Gym equipped with a treadmill, an elliptical trainer and a bicycle, as well as auxiliary fitness equipment.

Toilet for common use in the basement.

Translated with DeepL.com (free version)

Swimming pool

Recreation area next to the communal swimming pool, with a two-level pool and double access. With access ladder and stainless steel bar, with children's area on each level, finished in mosaic tiles, with purification system and LED spotlighting.

WIFI in the pool area.

Beach area with ceramic tiles and shrubs with trees.

All surrounded by perimeter fencing made with solid cladding finished in scraped single coat and access doors.

THE BUILDINGS

Foundations

Constructed with reinforced concrete footings.

Structure

Consisting of reinforced concrete pillars, slabs and staircases.

Facade and roof

The facade will be finished with a combination of different colours of scraped single layer and waterproofed with exterior paint.

The separations between neighbours are blind, approximately 1.60 m high, and balcony railings with wall areas and areas of transparent laminated safety glass.

The roof will be covered with various types of flooring, with thermal insulation in accordance with regulations and waterproofing using laminate under the flooring.

Sustainable construction, with energy savings and improved comfort in the homes in accordance with CTE regulations.

Common areas

The stairs leading to the homes will have steps and railings finished in a single coat.

Energy Rating

The homes have a B energy rating.

QUALITIES

THE HOUSING

Bricklaying

Exterior walls with double brickwork and intermediate thermal and acoustic insulation according to the CTE (Spanish Technical Building Code).

Interior partitions with 7 cm double hollow brick, set with cement mortar, and party walls between dwellings with double brickwork and acoustic insulation.

The separation fences in the lower duplex dwellings from neighbors and interior common areas will be constructed with a 1.60 m high solid wall finished with a scraped single-layer render.

The separation fences in the upper duplex dwellings from neighbors will be constructed with a 1.60 m high solid wall finished with a scraped single-layer render.

Tiling

All bathrooms will be finished with a combination of plaster and tiling. The tiling will be carried out using top-quality national ceramic tiles with smooth areas and areas with relief.

Flooring

High-quality, domestic porcelain flooring throughout the dwellings, 75x75 cm, with porcelain skirting boards of the same material as the flooring. Between floors, a membrane with thermal and acoustic insulation properties will be installed.

For the ground floor terraces and private rooftop solarium, high-quality, non-slip ceramic tiles will be used in combination with artificial turf, with added thermal insulation on the roof.

Continuous cladding

A combination of continuous plaster areas with white gypsum on vertical surfaces, with PVC corner trims, and plasterboard areas.

Smooth plaster throughout the house. In the bathroom, where future installation of an indoor air conditioning unit is planned, removable panels will be used for installation and maintenance.

Paint

Plastic paint with a smooth finish throughout the entire home, with off-white walls and ceiling.

Wallpaper or PVC paneling on one side of the living room wall in the TV area, imitating wood bars.

Interior Carpentry

Armored front door by the Italian brand DIERRE, model Sparta 5 or similar, with side locking points, high-security lock with anti-drill and anti-lever protection, Class 3 burglar resistance rating, finished on the inside in oak-colored melamine and on the outside in dark-colored PVC. Black hardware.

All dwellings are equipped with an 82 cm wide doorway in one of the bedrooms of each dwelling to ensure accessibility.

Interior passage doors, solid, smooth, with a fixed upper panel extending to the ceiling, finished in oak-colored melamine or similar, with black hardware and handles.

All homes include a built-in wardrobe in the master bedroom.

The ground floor duplexes will have a wardrobe in the main bedroom with soft-close sliding doors and an interior finish in Cancun Linen melamine or similar, including a top shelf and hanging rail.

The ground floor duplexes will have an open walk-in wardrobe (without doors) in the main bedroom of the basement level, finished in Cancun Linen melamine or similar.

The upper floor duplexes will have an open walk-in wardrobe (without doors) in the main bedroom of the basement level, finished in Cancun Linen melamine or similar.

Black hardware.

The interiors will be finished in white melamine or similar, and all wardrobes will include a hanging rail and top shelf.

Exterior carpentry

Aluminum from a nationally recognized brand, lacquered in RAL 7022 or similar, with thermal break (RPT), and sliding windows. (except in the upper floor duplex, where the secondary bedroom will only have a hinged opening)

Balcony doors with sliding doors.

Aluminum blinds with motorized operation via an interior push button in each room.

Windows and balcony doors with double glazing with solar control, configuration (4+4) +16+(4+4) mm Planitem XN

Partitions and door with 5+5 white laminated glass, between master bedroom with its bathroom.

QUALITIES

Plumbing

Composed of an external water supply to the meter bank, individual connections to each dwelling, and an internal network within the dwelling for hot and cold water.

Shut-off valves for each dwelling, in bathrooms, kitchen, and toilets, with dual-temperature water connections for the washing machine and dishwasher.

Hot water pipes are insulated to minimize heat loss.

Drain pipes are made of PVC and installed according to regulations.

Ground-floor dwellings will have a cold water connection on their terrace, and upper-floor dwellings will have a connection on their private solarium.

Domestic hot water (DHW) is produced individually by an air source heat pump with an electric heating element, with a capacity of at least 110 liters, located in the laundry room in ground-floor duplexes and in an exterior cabinet on the terrace in upper-floor dwellings.

Sanitary Ware

Master bathroom and shared bathroom, both with vanity unit with drawer and sink, black faucets, and mirror. Shower trays with a white slate-like finish, black faucets, and sliding and/or hinged glass shower screens included in all bathrooms, with black hardware and profiles.

Master bathroom with wall-hung toilet and concealed cistern.

Gateway bathroom with floor-mounted toilet and exposed cistern.

Black countertop sink and black single-lever faucet.

Electrical Installation:

High-level electrical installation (9.2 kW), with overcurrent and short-circuit protection in the distribution panel. All metal elements of the house and building are connected to the foundation's grounding system.

Installation of color video intercoms at all exterior street entrances. Block 1 will have its video intercom on Calpe Street, and Block 2 will have it on Jávea Street. In addition, each apartment will have a doorbell at its entrance: in the lower duplex apartments, at the entrance to the property, and in the upper duplex apartments, at the main entrance.

Top-brand electrical fittings and fittings.

Electric vehicle charging. Pre-installation (conduit only) will be provided from each individual apartment meter to its parking space.

Telecommunications

The apartments are delivered with the following outlets installed:

1. Living room: 5 outlets (Fiber optic / Television / Data and telephone network (double outlet) / Data and telephone network (single outlet) / Coaxial cable or spare outlet). Therefore, there are actually 5 outlet boxes with a total of 6 outlets, as one box is a double outlet box. 2. Master bedroom: 4 outlets (Television / Data and telephone network / Data and telephone network / Coaxial cable or spare outlet).

3. Other bedrooms and living areas: 2 outlets (Television and Data/Telephone network). 4. Hall or vestibule: A configurable outlet (a base with a cover and conduit is provided for the user to install whatever they may need (fiber optic, telephone, or data outlets, for example).

Alarm

Alarm system with 3 indoor detectors and a keypad (no connection to a central alarm receiving station).

Option to control via a smartphone app for remote access.

Ventilation

To comply with the CTE (Spanish Technical Building Code) requirements for air ventilation in dwellings, the following ventilation systems will be installed:

- For kitchens, forced ventilation of fumes with a hood-type filter unit connected to an individual duct to the roof.

Forced ventilation or air renewal system for the rest of the dwelling, in accordance with the CTE.

Air Conditioning/Heating

Installation of a heating/cooling system, with ducted supply and return air through vents in the false ceiling (heat pump included on all floors. In duplexes, the heat pump is located on the ground floor and basement level, and on upper floors, it is located on the ground floor).

Kitchen

Designer kitchen with countertop and compact quartz front between upper and lower cabinets, equipped with upper and lower cabinets, with drawers equipped with soft-close guides and drawer and door fronts in a combination of white laminate and wood laminate zones.

QUALITIES

Amenities

Interior LED lighting is included in the ceilings of the property. LED strip lighting is also included in the built-in wardrobes, under the upper kitchen cabinets, and on the ceiling above the headboard in one of the master bedrooms (in ground-floor duplexes, it will be installed on the ground floor).

Furthermore, all terrace lighting is included in all properties.

The property is delivered equipped with the following appliances: in the kitchen, a ceramic hob, a recirculating extractor hood, an oven and microwave, a built-in fridge-freezer, and a built-in dishwasher.

In the utility room, a washer/dryer and a domestic hot water system are included.

Private basements in ground-floor apartments in the building

The basements are delivered finished with ceramic tile flooring, plaster and paint finishes, and a plaster ceiling with a painted finish.

English-style patios, protected by the first-floor slab, open to the exterior with natural light and ventilation. The floors will be finished with non-slip ceramic tiles, and the walls will be plastered with a single-layer, washed/burnished finish.

The bathrooms will be finished with a combination of plaster and ceramic tiles and will be fully equipped with a vanity unit with drawers and a sink, black faucets, and a mirror. Shower trays with a white slate-like finish, black faucets, and sliding and/or hinged glass shower screens are included in all bathrooms, with black hardware and profiles.

The master bathroom will have a wall-hung toilet with an exposed cistern.

The shared bathroom will also have a wall-hung toilet with an exposed cistern.

The wardrobe in the basement master bedroom will be an open walk-in closet (without doors) with a Cancun linen melamine finish or similar. It will include an upper interior shelf with a top shelf and a hanging rail.

Interior doors will be solid, smooth, with a fixed upper panel extending to the ceiling, finished in oak-colored melamine or similar, with black hardware and handles.

NOTE: This document is intended solely to outline the general characteristics of the materials used in the project. The developer reserves the right to make any modifications or revisions introduced by the project management team or due to circumstances beyond the developer's control, always in accordance with the developer's criteria for improvement and proper adaptation to applicable regulations.

If, due to manufacturing issues at our suppliers, any of the models specified herein are discontinued, they will be replaced by an alternative with similar characteristics, as determined by the developer.

For all relevant purposes, the abbreviation "CTE" refers to the Technical Building Code and, more generally, to the regulations applied to construction.

NOTE: Images/Plans are for illustrative purposes only and have no contractual value. They are subject to modifications due to technical or legal requirements of the project management team or competent authority, or due to circumstances beyond the developer's control. During the project's development, the Project Management Team or the developer reserves the right to make modifications to the project for technical or administrative reasons, without this implying a reduction in the quality of the materials or requiring any form of compensation. The furniture shown in the interior renderings is NOT included, which the client expressly acknowledges and accepts, and the furnishings in the homes will be exclusively those specified in this specifications document, and not those mentioned in any other information or commercial communications from the developer or intermediaries.