# BUILDING AND MATERIALS
## SPECIFICATIONS. RESIDENCIAL DE 15 VIVIENDAS UNIFAMILIARES CON PISCINAS

### FOUNDATIONS

Foundation with footings and bracing beams in reinforced concrete.

Fully waterproofed concrete walls in the basement.

In compliance with Building requirements set out in the Technical Building Code. (CTE).

### STRUCTURE

Anti-earthquake structure of reinforced concrete.

Reinforced concrete slab in higher floors.

In compliance with the requirements set out in the technical Building Code. (CTE)

### COVER

Sun terrace on flat roof is waterproof, anti slip and has thermal and acoustic insulation.

Rest of decks is waterproof and has thermal, sound insulation and gravel finished.

### MASONRY

Facade formed by double ceramic brick factory wall, with an intermediate air chamber with 60 mm extruded polystyrene inside as thermal insulation.

Double brick cavity partitioning.

### THERMAL AND ACOUSTIC INSULATION

Isolation between land and housing through ventilated air and floating screed rock wool.

Thermal insulation in roofs with extruded.

Thermal insulation in facades with 60 mm thick extruded polystyrene.

Sound insulation between houses polyurethane-medians with mineral wool.

Materials and thicknesses dimensioned in accordance with the quality requirements and energy efficiency specified in the technical Building Code (CTE).

### COATINGS

#### OUTDOOR

Quality ceramic tiling on main facades.

Rest of exterior finish in white with scraping effect.

#### INDOOR

Wall covering trim and plaster.

Smooth paint on walls and ceilings, with plastic finish.

False ceilings in laminated plasterboard type Pladur.

### FLORING AND TILING

#### OUTDOOR: INDOOR

Terraces and communal areas with large tiles. (Gres porcelain)

Flooring of high quality large tiles and matching skirting boards. (Gres porcelain). White Silestone on ladder

High quality tiling in bathrooms, utility areas.

Aires del Mediterráneo

ORIHUELA Resort

**Note: The developer reserves the right to make changes required by technical demands, legal or commercial, without affecting the level of quality.**

### CARPENTRY AND GLAZING

**OUTDOOR:**

Top quality PVC exterior carpentry in anthracite or similar color.

Double Glazing (3+3/12/4).o (4+4/12/4)

Some with balconies in lounge.

Balconies and stairs equipped with stainless steel railings and safety glass panels.

**INDOOR:**

Iroko wood security door

Interior doors to ceiling in DM white lacquered, with chrome handles.

Fitted wardrobes in bedrooms with floor to ceiling white lacquered doors equipped with drawers, hanging rails and high storage area. furnished dressing room

### PLUMBING INSTALLATION

Installed with thermoplastic pipes (through suspended ceilings)

High quality sanitary ware and fittings (taps, waste, overflows). Quartz countertop in bathroom

Washbasin whit furniture.

Installation of sanitary hot water by means of a 200-liter sanitary hot water heat pump, with heat recovery from the indoor air (AEROTERMIA), in accordance with CTE.
In compliance with the health requirements contained in the Technical Building Code (CTE).

### CLIMATIZACION

Pre-installation of air conditioning (split) in bedrooms and in lounge. Installation of underfloor heating throughout the house

### ELECTRICAL INSTALLATION

Interior installation with premium type mechanism NIESSEN, SIMÓN, or similar.

Standard electrical installation according to grade low voltage regulation and 9 kw .

TV point in the lounge, solarium, terraces and all the rooms according to housing type.

Telephone point in lounge and master bedroom. Installation for cable TV and satellite.

### KITCHEN

Fully fitted kitchen with floor and wall units.

Countertop, front and sink in Silestone white Calacasta.

Pre-installation for washing machine and dryer.

### PRIVATE TERRACES AND GARDEN

Perimeter fence with factory wall with split-type white concrete block, with pedestrian entrance gate.

Non-slip porcelain stoneware flooring.

Private pool per home, with a garden area with artificial grass. Waterfall in pool

Communal areas with private access.

Mailboxes in the entrance to the urbanization, with intercom system.

Private parking in the basement

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