

# TOWNHOUSES PANORAMIC BEACH

## FOUNDATIONS AND STRUCTURE

**Foundations** : In accordance with the Geotechnical Study we used reinforced concrete slabs for improved anti-seismic performance.

**Structure** : The structure of the properties is planned to be built with two-directional steel reinforced concrete columns, flooring slab structure, semi-resistant concrete joists and concrete blocks. Also we have planned the implementation of the network of ground connection.

## ROOFS AND TERRACE

**Type 1 roof** : Flat Transitable roof on the rooftop-terrace with run-off for water, with light arid concrete, thermal and acoustic insulation with extruded polystyrene panels and waterproofing with double layer membrane, finished on a porcelain tile floor.

**Type 2 roof** : Flat non-transitable roof on the rooftop-terrace with run-off for water, with light arid concrete, thermal and acoustic insulation with extruded polystyrene panels and waterproofing with double layer membrane.

## ENCLOSURE

**Exterior enclosures** in the cavity walls, with a double ceramic partition wall, vapour barrier and sound/thermal insulation chamber.

**Cladding** finished with a single layer or with ceramic tiles, as per the area of the façade.

*All locks of the façade are sound and heat-insulated, as required by current regulations.*

## FAÇADE

**The exterior cladding** is made with two systems depending on the design. Overall, Mediterranean type enclosure, capuchina style with double clay bricks, exterior perforated brick or interior double hollow brick with air chamber, which is where is located the

# TECHNICAL SPECIFICATIONS

thermal insulation of rock mineral wool and exterior cladding of Ibizan type, of white colour, exterior painting type "GRAPHENSTONE". This type of painting is made of lime and graphene, a pure nanomaterial carbon which distributes high durability and flexibility. This mineral and ecological cladding, obtaining high results of matting and whiteness, is also breathable and includes anti-condensation properties which protects against atmospheric, corrosive and aggressive polluting elements. Due to its flexibility, it bears the expansions and contractions caused by temperature fluctuations. The second system, located in the upper floor, with fixed façade of STONKER, WILD BROWN series, placed with specific bonding materials and joint sealants with a stainless steel anchoring system. This system is hidden so it does not affect the design or view of the façade.

## INTERIOR PARTITION WALLS

**The internal separation between rooms** is made of ceramic double hollow brick with cement mortar and is coated depending on the humidity of the room.

**The separation of the rooms** is built with double layer bricks and acoustic insulation.

## EXTERIOR JOINERY AND DOUBLE GLAZING

**Exterior joinery** made with folding Premium PVC color graphite grey type spool guaranteeing the appropriate insulation with thermal bridge breaking.

**Double glazing** with Argon air chamber.

**All the bedrooms** will have motorized blinds with the same finish as the windows.

Security entrance door with security lock and same color of the wooden finish.

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## INTERIOR JOINERY AND GLAZING

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**Smooth passage doors** with Medium Density (MD) sheets varnished in white and stainless steel door handles. Fitted wardrobes, with sliding doors of the same color as the passage doors and with interior upholstery including drawer units.



## SURFACES AND TILLINGS

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**Interior surfaces** : porcelain tiled surfaces similar to wood in bedrooms, living room, kitchen and halls.

**Tillings** : Bathroom ceramic tiled walls

**Exterior surfaces** : Exterior pathway surrounding the house tiled in ceramic tiles finished on artificial Grass.



## KITCHEN

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**Completely furnished** with lower and upper cabinets, self closing system drawers, extractor fan, single kitchen sink, Compact countertop or similar, including all necessary equipment for a dishwasher.

**Countertop** for the dishes supported by steel surface finished with compact or similar material and LED lighting.



## PLUMBING INSTALLATION AND BATHROOMS

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**White porcelain bathroom fittings.** The toilets have a built-in cistern.

Wash basins fitted on a countertop as a bathroom unit.

**Mixing-tap of the highest quality.**

**Walk-in shower.**



## ELECTRICITY

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**The property includes** video entry phone, White or similar color electronic devices of the highest quality. Communal TV antenna TV power outlets and telephone outlets in the living room, bedrooms and kitchen. All the devices will be installed in compliance with the current telecommunications laws.

*All cabling is composed of fire-resistant wires.*



## INSTALLATIONS

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**Pre-installation of air conditioning** and heating in living rooms and bedrooms by conduits and pre- installation of split for the properties that have a room in the rooftop terrace.

**Telecommunications.** Parabolic antenna directed to the ASTRA satellite.

**Hot drinking water** powered by renewable energy (Aerothermia) with a water reservoir and electrical resistance backup. Possibility of installing under floor heating throughout entire home (extra cost option), using an arothermic heat pump.

**Video entry phone** with central unit on the main access door of the complex and receiver in the house via monitor.

# TECHNICAL SPECIFICATIONS

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## FENCING, EXTERIOR BARRIERS AND COMMUNAL SPACES

**Fenced-in wall:** Security bars with perforated plate enclosure matching the exterior joinery.

**Residential area** surrounded by a locksmith wall with entry gates in the entrance of the property. It includes gardening, spaces to walk...

**Lighting of communal** spaces with presence sensors and energy efficient lights, stairs with independent access in every floor. Communal beach style swimming pool with areas for children and hammock areas for adults.

### IMPORTANT

Note that the developer reserves the right can change at any time the materials, models, distribution of these building specifications due to technical reasons.

The information contained in this document is purely informative and promotional and does not have contractual nature nor any binding effects.

The development will be built in compliance with Building Laws and CTE Regulations.

# TECHNICAL SPECIFICATIONS

