

TECHNICAL SPECIFICATIONS – BELLAHOUSE - RESIDENCIAL OCEANIC

STRUCTURE

- Reinforced concrete foundations.
- Reinforced concrete structure columns and floor slabs.

Guarantee for 10 years of the material damages that can be caused in the building or defects that affect the foundation by means of Insurance.

ROOFING, TERRACES AND SOLARIUM

- Flat roofs with with light mortar gradient formation, **insulating and finished with** artificial turf.
- Solarium paving finish made of anti-slip stoneware of the **highest quality with a format of 1.00x1.00 m.**
- Waterproofing with **triple** asphalt sheet reinforced with fiberglass.
- Thermal insulation with extruded polystyrene panels 8 cm thick.

EXTERIOR WALL – FAÇADE

- Exterior façade starting from the inside of 12 cm ceramic brick plastered on the interior, 5 cm air chamber, extruded polystyrene thermal insulation of 8 cm, and high density brick **of 11 cm**. Rendered monolayer exterior finish and stoneware finish similar to flooring pavement.

INTERIOR WALLS

- Internal partition of 7 cm double hollow brick, with projected plaster or tiles.

INTERIOR WALL AND CEILING FINISHES

- Stoneware tiling in first quality bathrooms according to a pilot house with a format of **1.00 x 0.50m**.
- Smooth plastic paint finish in matt White or similar.
- Smooth suspended ceiling with doublé layer of White matt paint.

JOINERY

- Exterior joinery made of matte dark **textured** gray color anodized aluminum with oscillating swing opening or sliding according to design, guaranteeing the appropriate insulation by thermal bridge systems.
- Motorized aluminum slat blinds of of the same color as joinery , as per showhouse.
- Interior joinery composed of smooth MDF sheet doors lacquered in **dark gray matt and crank in black**. Dressing rooms / wardrobes in all bedrooms, with folding or **sliding** doors with the same color as bedroom doors, interiorly lined using a modular system, with shelves or trays and hanging bar a per showhouse.
- Security entrance door with three-point lock.

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FLOORING

- Interior floors with first quality ceramic tile and **built-in** skirting tiles of the same material. Beige or similar , dimensions : 100x100cm.
- Exterior floorings with first quality anti-slip ceramic tile, same type as interior flooring.

GLAZING

- Double glazing type : SELECT laminated 3+3/12/3+3
- Livingroom double glazing type : CLIMALIT 4+4/16/4+4,

KITCHEN

- High and low furniture in the kitchen wall and on the island, all lacquered in **dark gray similar to interior woodwork**.
- **Krion** countertop with recessed sink.
- **Appliances SIEMENS or similar**; 4-burner induction hob, designer hood, refrigerator, dishwasher, oven and microwave.
- Push & pull drawers.

SANITARY EQUIPMENT AND TAPS

- Suspended porcelain toilets in white ROCA brand or similar and **ROCA or similar built-in cistern**.
- Washbasins embedded on **Krion** countertop in bathroom cabinet.
- Top-quality single-handle faucet finished in **matt black**.
- Shower trays made with the same material as the bathroom floor, non-slip and faucet **recessed matt black**.
- Security and stainless steel screens
- Matte black outdoor shower with work plate of the same floor as the home, non-slip.

SWIMMING POOL

- 9x2,7m infinity pool with filtration equipment, programmer, two submerged RGB color LED lights.
- **Matt black** outdoor shower with shower tray of the same floor as the home, non-slip.

ELECTRICITY

- Electrical installation according to local normative and regulation.
- **Matt black colored** switch mechanism. Brand : Niessen Zenit or similar.
- **Matt black** LED bulb and downlight included in the whole villa.
- Television sockets in living room, bedrooms, porch and solarium.
- Phone / data connections in living room and bedrooms.
- The living room and bedrooms are equipped with access points for telecommunications services.
- Fixtures with lighting. on the exterior facade

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INSTALLATIONS

- Installation of air conditioning and heating with inverter equipment, Class A, through ducts with adjustable grilles with clima Zone segmentation. Villas type TYPE A and TYPE B.
- Hot water production with renewable energy using Ariston NUOS.
- Video door interphone and receiver located at the front door. Brand : Citymax model monitor or similar.
- Terrestrial television signal collection equipment.

OTHERS

- 3 bathrooms and guest toilet.
- 3 en suite bedrooms
- Independent villas with private plot, Mediterranean garden and access road made of prefabricated concrete slabs with design fencing perimeter in villas TYPE A.
- Installation of vehicle entrance access gate motor at villa TYPE A.
- Open space lower ground floor with car parking space. Finishes at lower ground floor: gray smooth polished concrete pavement and plastered walls painted in white, motorized entrance door to garage, with two remote controls included.
- Post box built right next to the main access.

URBANIZATION WORKS

- Private landscaped urbanization with and illuminated areas.
- Design Access Gate to Oceanic residencial area.
- Surveillance camera in common areas.

NOTE: The developer reserves the right to carry out the necessary modifications during the execution of the work, due to technical, legal or commercial requirements, without this affecting the overall level of quality.