



BUILD QUALITY: SECRETO DE LA ZENIA

GROUNDING WORKS

Foundations built with footings and bracing beams compliant with mandatory durability and stability standards. Underfloor air space to isolate the properties from the ground.

STRUCTURE

Reinforced concrete compliant with current regulations is used for pillars, waffle slab and solid slabs in stairways. All reinforcing metal is connected to an earthing ring to divert any potential electrical charges away from the property.

ROOFING

Flat walk-on roofs in the solariums with a slight slope, waterproofing with asphalt sheets, extruded polystyrene thermal insulation and finished with non-slip tiled flooring suitable for outdoor use. Other roofing for technical use has waterproofing, thermal insulation and a gravel finish.

FACADE

The building seeks to contrast between the different areas and the simplicity of large overhanging terraces, decks and different levels gives the building a sober yet contemporary and cutting edge look. Surface coverings: in the main body of the building, terrace parapet walls, flower boxes and all the overhanging sections of the building: smoothed white cement mortar rendering and acrylic masonry paint, combined with tiled areas with a slate finish in shades of brown. Depending on the type of terrace, some have individual flower boxes and a programmed drip watering system. Façade walls are double partition walls, with interior laminated plasterboard mounted on galvanized steel profiles, central chamber with 4 cm-thick rock wool thermal insulation and exterior with 11 cm-thick triple hollow brick wall.

BRICKWORK AND INSULATION

Separating walls between dwellings are double partition walls with laminated plasterboard on galvanized steel profiles with rock wool soundproofing, as well as an intermediate 6" thick ceramic brick wall. Internal partition walls in each home are also constructed with laminated plasterboard on galvanized steel profiles. Floors between dwellings are impact soundproofed and the floor on the ground floor has 4 cm extruded polystyrene insulation.

INTERIOR WALL PAINTWORK

Smooth-finish acrylic paint on laminated plasterboard (*choice of various colours). Suspended ceilings throughout, also in laminated plaster finished with two coats of smooth plastic paint, inspection panels in the bathroom (main or secondary, depending on the property type) for access to air conditioning installation for maintenance.

TILING OF EXTERIOR FLOORS AND WALLS

Non-slip stoneware on decks, terraces, open-air terraces and solariums.

TILING OF INTERIOR FLOORS AND WALLS

Premium quality stoneware tiled flooring throughout the property. Stoneware wall tiles in bathrooms and in kitchens above worktops. (*Choice of floor and wall tiling available.)

EXTERIOR CARPENTRY AND GLAZING

Exterior PVC profile joinery with an imitation wood finish, with a thermal break bar in the living room balcony and master bedrooms, 2.50 m wide x 2.20 m high, other joinery in lacquered aluminium with an imitation wood finish. Double glazing with air chamber, (thickness: 4 mm/chamber/6 mm in aluminium and 3+3 mm/chamber/3+3 mm in PVC). Aluminium shutters with the same finish as the joinery, panels injected with polyurethane for optimum insulation.

INTERIOR CARPENTRY AND GLAZING

Melamine coated interior doors with a choice of finish (*see catalogue options at no extra cost). Fitted wardrobes with sliding doors in the same finish as interior doors, fitted with drawers, top shelf and hanging rod. Properties also have a shoe locker and storeroom (depending on the property type). Reinforced front door to the property, with a hydrolacquered panel finish outside and finished inside to match the interior doors, with peephole and security lock.

PLUMBING

Indoor plumbing with ceiling-hung pipes made from type-approved material. Main bathroom with washbasin vanity unit, bathroom 2 with suspended washbasin, both with mirror and halogen lights. Shower trays in different sizes with integral shower screen. Premium quality bathroom fittings, the toilet in the main bathroom has a concealed cistern, premium quality mixer tap. Electric underfloor heating. 100 litre hot water tank for 2-bed properties and 120 litre hot water tank for 3-bed properties in utility room as back up for the installation. Ventilation throughout the property, including kitchen and bathrooms, via forced extractor ducts. Water tap in solariums and gardens.

ELECTRICITY

The property is equipped with a robust electrical installation rated at 9.2 kW (contracted power supply will be 6.9 kW, with possible increase on request). Premium quality fittings in all interior installations. Outdoor perimeter lighting for ground floor corner properties. TV points in living room, bedrooms, deck, terrace and solarium. Telephone sockets in living room and master bedroom. Plug socket for fan heater in bathrooms. Broadband fibre optic telecommunications services access outlet points in living room and bedrooms.

IRONWORKS

Lacquered security grilles on all ground floor windows and balconies, and on all other floors where access might conceivably be made. Also on other elements within the complex such as the development enclosure, entrance gates to properties and pool area entrances.

KITCHEN

Completely fitted with upper and lower kitchen units in high gloss finish, top cupboards up to the ceiling, self-closing drawer units, extractor hood, single-basin sink and stainless steel draining board, silestone worktop and plumbing for dishwasher. (*see catalogue for colour options for cabinets and worktops at no extra cost) Serving counter also in silestone.

UTILITY ROOMS

Semi-enclosed with lacquered aluminium slats to match the other joinery, with security lock depending on property type, walls finished in white cement mortar. Utility rooms have an electric water heater tank, exchanger for sanitary hot water, and plumbing for washing machine and dryer.

CLIMATIZACIÓN Y AGUA CALIENTE POR AEROTERMIA

Duct-type pre-installed air-conditioning (hot/cold). The outdoor air-conditioning unit, or aerothermal heat pump, is located on the roof and the indoor unit is inside the suspended ceiling of the main or second bathroom, depending on the property type. Air supply grilles which distribute the air conditioning (cold/hot) are located in the dining room and bedrooms, the control thermostat is in the lounge/dining room. Sanitary Hot Water (SHW) is also produced by the aerothermal heat pump, fed to a hot water accumulator with back-up support from the electric water heater. Note: if the underfloor heating option is chosen throughout the dwelling using the aerothermal heat pump (extra-cost option), the underfloor heating in bathrooms would no longer be electric, but incorporated into the property's overall heating system.

TELECOMMUNICATIONS

Installation of TV antenna equipment offering television in the following languages completely cost-free: Spanish, French, English and German, with an HD digital satellite receiver at each property. Belgian channels can also be received (in Flemish) using a Belgian TV decoder.

PRIVATE GARDENS

There are different types of garden enclosures: • The interior façade gardens of the development have perimeter walls and gates, access through lockable gate and cypress hedge to the sides. • The exterior façade gardens of the development have a natural stone border. Interior façade gardens are built using topsoil, anti-rooting membrane with gravel finish and have an automatic drip watering system. Exterior façade gardens are built with topsoil and natural lawn and have an automatic sprinkler watering system.

STAIRS AND GATES

Non-slip stoneware floors and stairs on all floors. Walls finished in the same material as the façade.

PARKING

All properties come with an outdoor parking space located to the rear of the development linked by a paved path.

SOLARIUM

Private solarium with barbecue, shower and water tap, with direct access from the property via a private staircase which may be covered or open depending on the property type. Roofs on covered staircases have a completely automatic sliding aluminium panel system for greater convenience.

DEVELOPMENT

Perimeter stone and ironwork wall with various pedestrian entrances with keypad access. The estate grounds have broad pedestrian walkways connecting all properties with the various communal areas. The walkways are finished in imitation wood cast concrete, flanked by green zones with a wide variety of plants and with pre-installed drip irrigation as needed. The entire development also has street lighting and furniture and ramp accesses to eliminate architectural barriers, large gardens in ground-floor properties, 62 parking spaces, and a total surface area of approximately 5,000 m². Mailboxes are located at 2 points equidistant from all properties. There are 3 bicycle parking points.

POOL

Enclosed swimming pool area with a surface area of over 1,000 m² with direct access from communal areas. • Swimming pool for adults with an approximate water surface area of 120 m² with gresite finish and interior lighting with colour changes and steps for people with reduced mobility. • Children's swimming pool with a water surface area of 20 m². • Decks with loungers around the pool with surface area of 40 m². • Pool garden area covering a surface area of over 800 m² with lawn, plants, trees, showers, loungers and parasols. • Area adjoining the pool with sauna, toilets and shower. • Two heated jacuzzis with interior lighting and gresite finish, each with capacity for 6-8 people.

PERSONALISE YOUR PROPERTY

* Your choice of finishes must be submitted within 30 days of the customisation catalogue publication and despatch. * The following materials may be chosen at no extra cost based on catalogue materials and depending on progress of the works. -Floor and wall tiling -Kitchen units and worktops. -Wood joinery - Paint

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* All homes have 10-year warranty insurance covering damage to basic structures in accordance with [Spanish] Act 38/99 dated 5 November on Construction Planning [Ordenación de la Edificación - LOE]. For technical reasons, the above-mentioned materials may be replaced by others of similar or superior quality, but always with the same quality of materials as defined in this specification.

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