

BUILDING SPECIFICATIONS

PORTET VILLAGE Moraira, Alicante

LOCATION OF THE PLOT AND TYPOLOGY

- Semi-detached single-family houses, with 2 floors, 3 bedrooms with individual bathroom, a surface built according to plans, a pool with private garden, **individual** access area and parking space for two vehicles per home.
- Detached House, with 2 floors, 3 bedrooms with individual bathroom, a surface built according to plans, a swimming pool with private garden, **individual** access area and parking space for two vehicles per home.

FOUNDATION AND STRUCTURE

- Mixed foundation and structure of reinforced concrete and metal according to current regulations and project.

FACADE, CLOSURES, ROOF AND MASONRY

- Facade of Blanco Mojacar type mortar and ceramic cladding in some parts according to the design of the Project Management (DF).
- Partition walls of the houses made of ceramic brick and insulation.
- Air chamber with thermal insulation in exterior enclosures.
- Flat roof with thermal, acoustic and waterproof insulation with MDPM sheet.

PAVING AND TILING

- First quality porcelain stoneware flooring throughout the house.
- Kitchen and bathroom tiled with first quality porcelain tiles (may be plastered in some areas) according to project management.
- Parking and common areas with hydraulic paving stone.
- Staircase made with first quality porcelain floor steps according to project design.



PAINTWORK

- Smooth plastic painting on the vertical and horizontal wall surfaces, light color, as determined by project manager (DF).

CEILINGS

- Suspended ceiling of plasterboard, plaster or painted plaster depending on the headroom and the needs of each room.

EXTERIOR CARPENTRY

- Exterior carpentry of aluminum profiles with thermal bridge break lacquered in RAL to be defined by the project manager. Type of swing or sliding opening as determined by the project.
- Climalit glazing type or similar with safety glass and Sun-guard according to project.
- Motorized aluminum blinds with injected insulation in the rooms defined by the project.

INTERIOR CARPENTRY

- Main security entrance door lacquered in RAL color to be defined by the project manager.
- White interior doors, 10 cm flashing and rubber on the frames. They will be equipped with a handle and hinges in Inox color.
- Built-in wardrobes lined with basic interior layout. Sliding doors in the same style and color as the interior doors.

PLUMBING AND SANITARY WARE

- Plumbing installation with cross-linked polyethylene with stopcocks and in each wet room.
- Interior installation of PVC drains.
- First quality sanitary appliances. Main bathroom with bathtub and secondary with shower (model to be chosen by the project manager).
- Single lever faucets.

KITCHEN

- Fully furnished design kitchen with appliances included (Extractor hood, ceramic plate and oven). Silestone countertop or similar.

ELECTRICITY

- Electrical installation according to Low Voltage Electronic Regulation (R.E.B.T.), the mechanisms will be of first quality to be chosen by the project manager.
- Recessed electrical power network under plastic tube, high level according to R.E.B.T.
- The house will be equipped with points of light and embedded spots in areas according to the project.
- Design mechanisms.

AIR CONDITIONING AND HOT WATER

- Air conditioning throughout the house.
- Hot water to CTE regulations.

OTHER FACILITIES

- House will be provided with electronic entryphone.
- TV, FM, and Telephone sockets in living room, kitchen and bedrooms according to the project.

COMMON AREAS

- Private access to homes made in printed concrete hydraulic paver.
- Landscaped area with private pool finished in stoneware with white LED interior night lighting.
- Plot fencing with a perimeter wall according to the project of the Project Manager.
- Motorized access door with remote opening. Pedestrian access door will be available.