



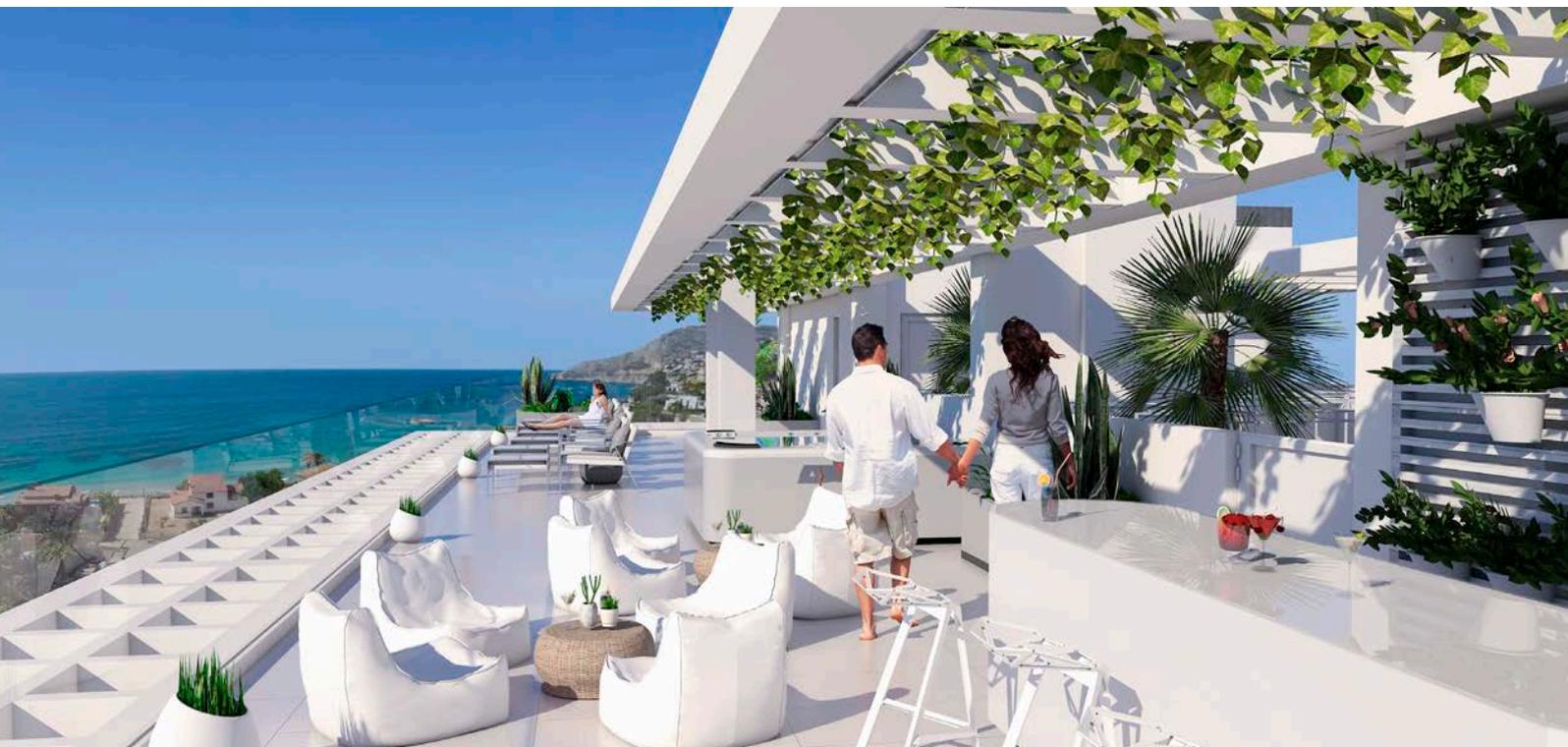
Calpe Beach

BUILDING SPECIFICATIONS

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STRUCTURE

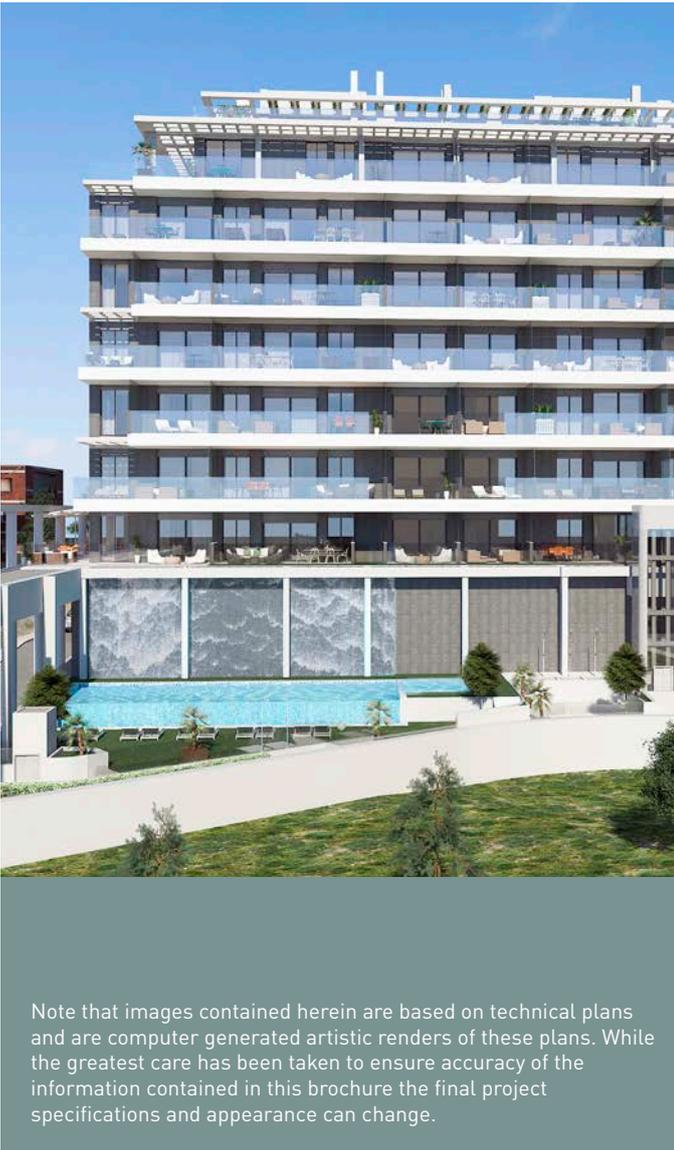
The building has a structure of columns, waffle slab and solid flags in the stairways, and **complies fully with the applicable building regulations.**



ROOF

The design makes use of the roofs as common spaces in which to enjoy the **sea views a jacuzzi and a chill out zone with plant-filled pergolas.** The flat traffic-bearing roof has sloped areas, extruded polystyrene thermal-acoustic insulation and waterproofing using a double layer of asphalt finished with a **tiled floor of the highest quality.** The air-conditioning and solar panel areas have a non-traffic-bearing flat roof with insulation and gravel finish.





FACADE

There are various innovative features on the facades: the projections of **the terraces are highlighted** by using two very different materials, firstly artificial white stone for the floor slabs and as small parapets on which the railings made of 6+6 mm double safety glass are placed. The cladding of the units above the terraces will be made up of small grey-toned ceramic 10x10 cm tiles, creating a contrast with the white colour of the fronts of the terraces.

The rest of the facade will be rendered with projected white mortar, and finished in white paint, except for the corner formed by **“I” and “Q” type units**, which will have a more traditional tower-like finish, and will be **finished with panels of natural stone** with variable format. The “crowns” of the coffers and of this “tower” are non-spherical cupulas, covered in ceramic tiles in dark grey tones, in a format to be decided.

The configuration of the walls is based on a double layer, an internal laminated plasterboard e=19 mm on galvanised steel profiles e=7 cm, and intermediary thermal insulation of extruded polystyrene with thickness e=5 cm and external with triple hollow wall e=11 cm.

BRICKWORK AND INSULATION

The units are separated by a double panel of laminated plasterboard on galvanised steel frames, with rock wool acoustic insulation in each one, and a half-foot thick intermediary ceramic brick wall.

The internal walls of each unit are also made of laminated plasterboard on galvanised steel frames. The floors between units will have impact noise acoustic insulation, in ground floors the floor will have 4 cm extruded polystyrene insulation. Watertight plasterboard panels will be used in damp rooms.



INTERNAL FINISHINGS

Smooth plastic paint on laminated plasterboard (***choice of colours**). Whole unit has false ceiling made of laminated plasterboard finished with plastic paint, and dropped ceiling in bathroom (main or secondary depending on unit type) in order to install and maintain the air-conditioning unit.



INDOOR PAVING AND TILING

Ceramic tiling in whole unit. Tiled walls in bathrooms and kitchen, in kitchen combined with painted surfaces (***Choice of wall and floor tiles**).

OUTDOOR PAVING AND TILING

Anti-slip ceramic tiles in porches, terraces and solariums.



INTERNAL DOOR AND WINDOW FRAMES AND GLAZING

Each unit has a reinforced access door, with an external and internal layer in the same finish as the internal doors (white), steel structure and frame, blocking device, double security lock and anti-crowbar hinges. Internal doors and wardrobe doors have **two finish options in MDF lacquered in white. The fitted wardrobes have sliding and/or swing doors and internal lining**, including drawers, upper storage cupboard and clothes rail; wardrobe-dressing room in master bedroom.

EXTERNAL DOORS, WINDOWS AND GLAZING

External doors and **windows have top-of-the-range aluminium frames** with dark coloured finish, casement or sliding windows depending on design. Variable width patio doors, double glazing with air chamber 4+6+5 in patio doors and 4+6+5 in windows; all doors and windows guarantee thermal and acoustic insulation. Shutters have injected polyurethane and aluminium slats in the same colour as the door and windows frames, and operating handle. The living rooms in **all units will have motorised shutters**. All ground floor units have a security lock on the shutters. The terrace and solarium railings have a 30cm parapet and **safety glass**, and are of a safety height of 1.10 metres, in accordance with the regulations in force.



ELECTRICITY

High voltage electrical installation: 9.2 Kw. **BTICINO, BJC or similar mechanisms** with dimmer switch in living room. Television sockets in living room, bedrooms and terrace. Telephone in living room and bedrooms. Access to broadband telecommunications services through fibre optic cable in living room and bedrooms.



SECURITY

Bars on ground floor windows and patio doors.

PLUMBING AND BATHROOM FITTINGS

Internal installation of plastic tubing made of approved materials. Bathrooms have: electric towel rail. • Shower trays in ultra-thin synthetic material finished with mosaic tiles or natural stone finish and integrated screen. • Highest quality taps and other fittings. • Washbasin unit with mirror and

halogen lights in bathrooms. • Wall-mounted shower fittings in main bathroom • In bathroom 1 natural rainfall shower head fitted to ceiling. Ventilation of whole unit, including kitchen and bathroom, via forced extraction ducts. Tap on roof and ground floor terraces.



KITCHEN

Fully fitted kitchen with upper and lower cabinets, glass ceramic hob and oven, Silestone or natural stone worktop (*choice of three colours for cabinets and two for worktop), self-closing drawers, column for conventional and microwave oven (appliances optional), extractor fan, under-worktop sink and drainer and installation for dishwasher. Breakfast

bar on aluminium supports with Silestone or natural stone finish (*choice of colours), with halogen lighting and Roca or similar plumbing fixtures.

With electrical connection, 100-litre DHW boiler, and pre-installation for washing machine and dryer. Internal walls finished in white cement rendering.



HEATING AND AIR-CONDITIONING

Pre-installation for heating and air-conditioning (hot-cold air)

through ducts: special price agreement with company with proven track record for clients who wish to install the system.

TELECOMMUNICATIONS

Installation of **television signal** receiving equipment totally free of charge in the following languages: Spanish, Russian, French, English and German. **HD digital satellite receiver in every unit.** The installation also includes the possibility of tuning in to a platform of channels in Scandinavian languages and English on a subscription basis. **Public Wi-Fi service provides** internet access in common areas of the development's central zone.

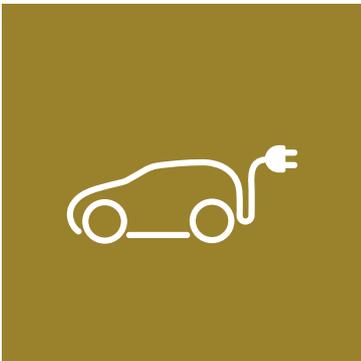


FIRST FLOOR UNITS

First floor units have an extended porch with paved open terrace. The planters on these terraces are fitted with a shared drip irrigation system with a timer.

STAIRWAY AND HALLWAYS

The building has **three lifts** located at points equidistant from all units, each with capacity for six people, and stairways connecting all units with the ground floor, basement and the rest of the development via pedestrian walkways. All areas of all floors are finished with natural stone or similar, corridors have brick walls finished with white cement rendering.



PARKING

Each unit has the option of buying a **parking space in the underground car park** (possibility of second space according to availability), and of a storage unit (according to availability) which is located in the basement. **The parking spaces will have installation for electric car charging** (optional electric line for the owner who requests it). The car park has a two-direction vehicle access ramp, with a door that is opened by remote control, and convenient pedestrian access by lift or stairs from the different residential floors. The garage has reinforced concrete, watertight walls and screed flooring. It has all firefighting equipment required by the regulations in force.



DEVELOPMENT

The development is fully enclosed around its perimeter by a wall and security locks, with pre-installation for a perimeter security camera system. Pedestrian entrances are located on both sides, on Avenida de Valencia 14 and Cronista Pedro Pastor, with access by keycode only. There are approximately 500 m² of common areas with a child's swimming pool and 78 m² **infinity pool located at the south-eastern end of the development to maximise its sun exposure.** The development also has lighting, benches and other outdoor furnishings and a private garden area. It will also be equipped with an elevator with panoramic views to access the pool, and also another elevator adapted for the disabled on Calle Cronista Pedro Pastor. In general, the development will have a **variety of trees and plants watered by the drip irrigation system.**



CHILL OUT

A chill out space with jacuzzi (80.23 m²) will be created in the upper part of the building, allowing residents **to enjoy exceptional sea views to the south of Calpe Bay, Altea and Benidorm.**

PERSONALISATION

As shown in these building specifications, the colours of surfaces, type of tiles and colour of kitchen cabinets and worktop can be personalised. These options can be chosen without cost from the catalogue at certain dates, depending on the progress of the building work.

NB: During the course of the building work, the Project Management Team reserves the right to make any amendments to the building specifications it deems necessary, either as imposed by the competent authority or other bodies, or as required for technical, legal or commercial reasons or due to the availability of materials, as long as the overall quality level is not adversely affected.

Note that images contained here in are based on technical plans and are computer generated artistic renders of these plans. While the greatest care has been taken to ensure accuracy of the information contained in this brochure the final project specifications and appearance can change.