

# VILLAS PANORAMIC BEACH

## FOUNDATIONS AND STRUCTURE

**Foundations** : Set in a homogenous manner coupled by belts with a reinforced concrete slab in the ground floor for improved anti-seismic performance. In the basement there is a wall built with reinforced concrete as well as English Patios, with a thickness of 25 cm, that includes pipeline draining around the perimeter.

**Structure** : Two-directional steel reinforced concrete column and flooring slab structure in accordance with the current ant seismic regulations. The basement in reinforced concrete slab over stone floor placed in an extruded polystyrene layer, allowing the thermic insulation of the ground.

## ROOVES AND TERRACE

**There are two types of roof :**

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

## 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 thermal insulation of rock mineral wool and exterior cladding of ibizan type, white in colour, with exterior painting of the type "GRAPHENSTONE". This type of painting is made of lime and graphene, a pure nanomaterial carbon which boasts high durability

# TECHNICAL SPECIFICATIONS

and flexibility. This mineral and ecological cladding generates high results of mating and whiteness and is 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 on 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.

The pergolas will receive the same treatment as the façade but the colour of the joists will be granite colour.

## LOCKS

Coating single layer finish or ceramic facing according to the area of the façade.

External walls made with a cavity wall, insulated against both thermal and acoustic effects.

All the external walls satisfy the resistances to sounds and temperature as required by the current laws and regulations.

## INTERIOR PARTITION WALLS

The internal separation between rooms is made of ceramic double hollow brick.

In the basement the reinforced concrete wall will have self-supporting gypsum plasterboard, including thermic and acoustic insulation.

False ceiling in all the house covered with gypsum plasterboard finished with plastic paint.

# VILLAS PANORAMIC BEACH



## 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 colour of the wooden finish.



## INTERIOR JOINERY AND GLAZING

**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

Interior surfaces: Porcelain tiled surfaces similar to the wooden finished in the bedrooms, living room, kitchen and halls. The skirting boards will be coated in white. Ceramic floors of the highest quality with a variety of colours upon customer's choice. It will be placed over concrete mortar insulated from heat and sound the whole floor of the property, made of a blade of polyethylene foam 3 mm in thickness.

Interior Tiling: Stoneware of the highest quality and skirting boards are made of the same material.

Exterior surfaces: The exterior pathway surrounding the house is of two types. Type 1: porcelain stoneware exterior surface style "Ibero Alcorense" for 18x57 cm exterior measures over slab concrete. Type 2: finished on artificial grass of the highest quality.



## INTERIOR WALLS

Bathroom walls tiled with ceramic tiles.

All interior painted with plastic paint, white or similar (upon customer's choice).

Flat false ceilings painted white with two coats of plastic paint.



## KITCHEN

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

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



## PLUMBING INSTALLATION AND BATHROOMS

**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

White colour electronic devices of the highest quality

TV power outlets in living room and bedrooms.

Telephone outlets in living room and bedrooms.

The living rooms and bedrooms are connected to provide telecommunications services in broadband through optic fibre cable.

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

# TECHNICAL SPECIFICATIONS

# 🇬🇧 VILLAS PANORAMIC BEACH 🇬🇧

## ❄️ INSTALLATIONS

Pre-installation of air conditioning and heating in living rooms and bedrooms by conduits.

Telecommunications. Parabolic antenna directed to the ASTRA satellite and satellite digital receiver free access television and expansion slot to insert a PCMIA card for subscription tv channels.

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.

Roof terrace: Including shower, tap and light spot.

## 🚧 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.

## 🏊 SWIMMING POOL

32 square meters Swimming pool armed with skimmer system, anti-whirlwind vents with jet steerable nozzles built in reinforced concrete vessel.

Upon customer's choice, air conditioning will be placed in the swimming pool.

### 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

