



BAHIA ARENA

SANTA POLA

FASE II

BUILDING QUALITIES

This new Project in **Santa Pola** is called **Bahia Arena** and it is located in Street Pintor Sorolla 8 an area perfectly connected to every service you could need and easy distance to the airport.

This private development features 28 large units, with big terraces. You can choose between ground floors with bigger terraces, top floors or penthouses with roof solarium all to choose between 3 bedrooms, 2 bathrooms or 2 bedrooms, 2 bathrooms.

The urbanization has an underground parking floor with parking spaces with lift Access direct to the apartments wheelchair friendly.

GROUNDING WORKS

The foundations are built using a system of reinforced concrete footings and bracing slab or footings with tie beams in reinforced concrete. Foundations certified by an accredited independent technical control body in compliance with the specifications of the geotechnical study and current structural regulations.

STRUCTURE

Structure composed of columns and waffle slabs or solid slabs of reinforced concrete. Structure certified by an accredited independent technical control body in compliance with the specifications of the geotechnical study and current structural regulations.

FACADE

The design of the main façade has been inspired in previous phase but with larger terraces with security glass balaustrades and extra large

windows that provides beautiful light inside the apartments. The cavity insulation: ceramic exterior cladding on triple 11 cm-thick hollow brick and rendered with water-repellent mortar; cavity thermal insulation of rock wool in accordance with regulatory specifications; inner leaf using 19 mm-thick laminated plasterboard on galvanized steel profiles.

BRICKWORK AND INSULATION

The separation between properties is formed of three leaves: a central 11 cm-thick perforated ceramic brick wall lined on both sides with 19 mm-thick laminated plasterboard on galvanized steel profiles with rock wool thermal and acoustic insulation. The internal partition walls of the property are formed of 19 mm-thick laminated plasterboard on both sides of the partition installed on galvanized steel profiles with rock wool acoustic insulation. Throughout the interior of the property there is a continuous smooth suspended ceiling formed with laminated plasterboard on galvanized steel profiles. The living room and bedrooms have a recessed curtain rail in the suspended ceiling.

INTERIOR WALL PAINTWORK

Walls and ceilings are finished with smooth acrylic paint on laminated plasterboard in off white.

TILING OF EXTERIOR FLOORS AND WALLS

Large-format property flooring, non-slip porcelain stoneware tiles in terraces. Can be seen in Santa Pola Office.

TILING OF INTERIOR FLOORS AND WALLS

Large-format rectified porcelain floor tiles throughout the property. Large-format porcelain tiles on walls in bathrooms and areas above kitchen worktops. Floors between properties have acoustic insulation, and the floor of the ground floor has thermal and acoustic insulation.

EXTERIOR CARPENTRY AND GLAZING

Balcony doors in living room with large sliding doors. Sliding windows in the other bedrooms. All bedroom and living room windows have aluminium motorized shutters of the same colour as the joinery, with slats with injected polyurethane for thermal and acoustic insulation. The balcony windows feature double glazing with safety-glass with air cavity, providing both safety under impact and thermal and acoustic insulation. The other windows feature double glazing with air cavity, providing thermal and acoustic insulation. Balustrades on terraces and solariums on

the main façade feature safety glass as per façade design, mechanically fixed using stainless steel profiling.

INTERIOR CARPENTRY

Armoured entry door with structure and sub-frame in steel, blocking mechanism, double security lock, anti-leverage hinges and peephole. Room doors lacquered, solid core, lift-off hinges, magnetic latch and soft close mechanism with rubber strip on frame. Fronts of built-in wardrobes at a total height to suspended ceiling with lacquered sliding doors, interior lined with textile-finish melamine, partitions, upper storage shelf, hanging rail and drawer units. Two built-in wardrobes in each apartment.

PLUMBING

Bathrooms are fully equipped with furnitures and wall mirror above washbasin units. Shower tray non-slip floor with stainless steel grid . Shower screen with safety glass.. European-brand WC with concealed cisterns in both bathrooms. Taps in shower wall-fitted. Taps, and overhead shower head.

ELECTRICITY:

Brand quality fittings. Switch on/off of central control electrical blinders and lights. TV sockets in lounge, all bedrooms and solarium. RJ45 data sockets in lounge and every bedroom. The interior of the development has infrastructure for distribution of fibre optic broadband services. Digital code Access with videophone. Led lighting with motion detection in communal areas.

AIR CONDITIONING SYSTEM

Air conditioning (hot/cold) pre installed with all air ducts all around the apartments in the suspended ceiling. Airzone pre installed .The outdoor air-conditioning unit is prepared to be located on top of the lift and the indoor unit is prepared to be inside the suspended bathroom ceiling. Domestic Hot Water (DHW) is produced by the aerothermal heat pump, fed to a hot water accumulator with back-up support from the electrical resistance. Underfloor heating in the bathrooms with thermostat.

KITCHEN

Fully-fitted Kitchen of Italian-line design with lower and upper units to ceiling using clean straight lines, drawers and doors with self-closing system. · White quartz stone worktop with worktop sink. Extractor incorporated into upper unit, space for dishwasher and fridge, column for

conventional oven and microwave. (appliances not included: these are optional), lacquered finish in white with combinations of wood, tactile LED lighting integrated below upper units improving the lighting in the cooking and food preparation areas. Induction hob is included. Each kitchen has a large American bar with space for stools to be used for breakfast or informal lunch.

UTILITY AREAS IN TERRACES

Interior walls finished in cement render in the same coloured as the façade. With electric point, water heater and pre-installation for washing machine and dryer. Access for maintenance of the outdoor aerothermal unit.

SOLARIUMS:

Divided in different areas, storage room with pre installation for toilet, bar area with electrical plugs, direct Access from the lift. Green grass pavement plus anti slippery ceramic tiles.

GROUND FLOOR PROPERTIES

The ground floor properties have a porch extension achieved with an open paved terrace and gate with direct access to the street.

TELEVISION AND INTERNET

Antenna installed at the top of the lift telephone and fiber internet lines installed in each property.

GARAGE

All units have a parking space included in underground parking floor with direct Access from every unit wheelchair friendly. The parking spaces would be able to have an electrical charging point for electrical vehicles under request and depending on the state of the development.

This Project has the Seguro de Garantía Decenal (insurance) in accordance to the Construction Law. On the judgement of the technicians or due to other criteria the materials will be able to be changed in this specifications always in compliance of legal and quality requirements.



4200 CORREDERA

RPT

EFICIENCIA ENERGÉTICA

Coefficiente de transmisión térmica
 U_w desde 1,5 (W/m²K)

Consultar tipología, dimensión y vidrio.

CTE- Apto para zonas climáticas*:
α A B C D E

* En función de la transmitancia del vidrio.

AISLAMIENTO ACÚSTICO

Máximo acristalamiento: **26 mm.**

Máximo aislamiento acústico: **Rw = 39 dB.**

CATEGORÍAS ALCANZADAS EN BANCO DE ENSAYOS

Protección frente a los agentes atmosféricos

Permeabilidad al aire (UNE-EN 12207:2000):

Clase 3

Estanqueidad al agua (UNE-EN 12208:2000):

Clase 7A

Resistencia al viento (UNE-EN 12210:2000):

Clase C5

*Ensayo de referencia 1,20 x 1,20 m 2 hojas

SECCIONES	Marco 60, 65, 77 y 80 mm Tricarril 106 y 126 mm. tricarril Hoja 33 y 37mm
ESPESOR PERFILERÍA	Ventana 1,5 mm
DIMENSIONES MÁXIMAS	Ancho (L) = 2.200 mm Alto (H) = 2.600 mm
PESO MÁXIMO/ HOJA	100 Kg Hoja perimetral 200 Kg Hoja a testa

Consultar peso y dimensiones máximas según tipología.

ALEACIÓN DE EXTRUSIÓN

6063 T-5

LONGITUD VARILLA POLIAMIDA

Poliamida 6.6 reforzada con un 25% de fibra de vidrio: de 14,6 a 20 mm

POSIBILIDADES DE APERTURA

Corredera de 2, 3, 4 y 6 hojas

Posibilidad tricarril

Posibilidad galandage mono y bicarril de 1, 2 y 4 hojas

ACABADOS

Lacado colores

(RAL, moteados, rugosos...)

Según sello Qualicoat >60 micras

Lacado imitación madera

Según sello Qualideco

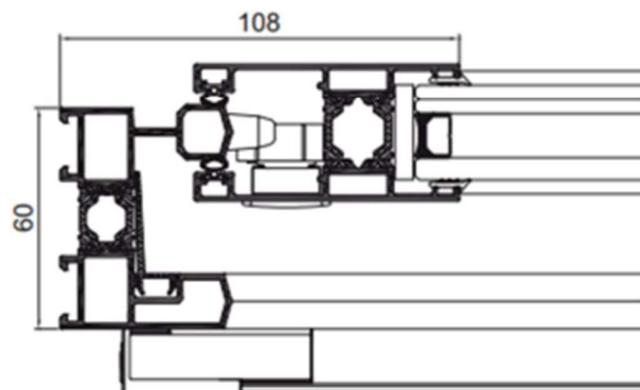
Anodizado

Según sello Fwma Eurac

Standard Clase 15

Posibilidad Clase 20 y 25

Posibilidad bicolor





4700 CORREDERA

RPT

EFICIENCIA ENERGÉTICA

Coefficiente de transmisión térmica
 U_w desde 1,1 (W/m²K)

Consultar tipología, dimensión y vidrio.

CTE- Apto para zonas climáticas*:
 α A B C D E

* En función de la transmitancia del vidrio.

AISLAMIENTO ACÚSTICO

Máximo acristalamiento: **34 mm.**
Máximo aislamiento acústico: **Rw = 40 dB.**

CATEGORÍAS ALCANZADAS EN BANCO DE ENSAYOS

Protección frente a los agentes atmosféricos

Permeabilidad al aire (UNE-EN 12207:2000):

Clase 3

Estanqueidad al agua (UNE-EN 12208:2000):

Clase 7A

Resistencia al viento (UNE-EN 12210:2000):

Clase C5

*Ensayo de referencia 1,80 x 2,20 m. 2 hojas

SECCIONES	Marco 120 mm y 115 mm Tricarril 185 mm Hoja 50 mm	ALEACIÓN DE EXTRUSIÓN	6063 T-5
ESPESOR PERFLERÍA	Balconera 1,5 mm	LONGITUD VARILLA POLIAMIDA	Poliamida 6.6 reforzada con un 25% de fibra de vidrio: 20 y 25 mm
DIMENSIONES MÁXIMAS	Ancho (L) = 2.500 mm Alto (H) = 3.000 mm	POSIBILIDADES DE APERTURA	Corredera de 2, 3, 4 y 6 hojas Posibilidad monocarril (hoja+fijo) Posibilidad tricarril
PESO MÁXIMO/ HOJA	280 Kg		

Consultar peso y dimensiones máximas según tipología.

ACABADOS

Lacado colores
(RAL, moteados, rugosos...)

Según sello Qualicoat >60 micras

Lacado imitación madera

Según sello Qualideco

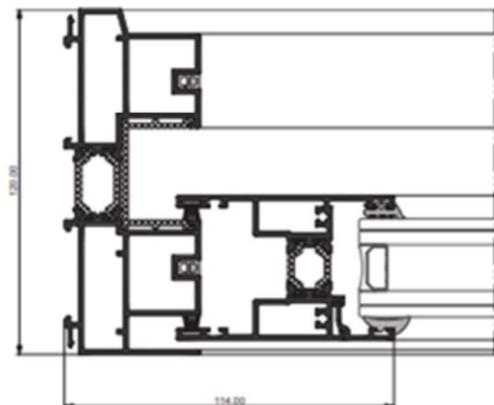
Anodizado

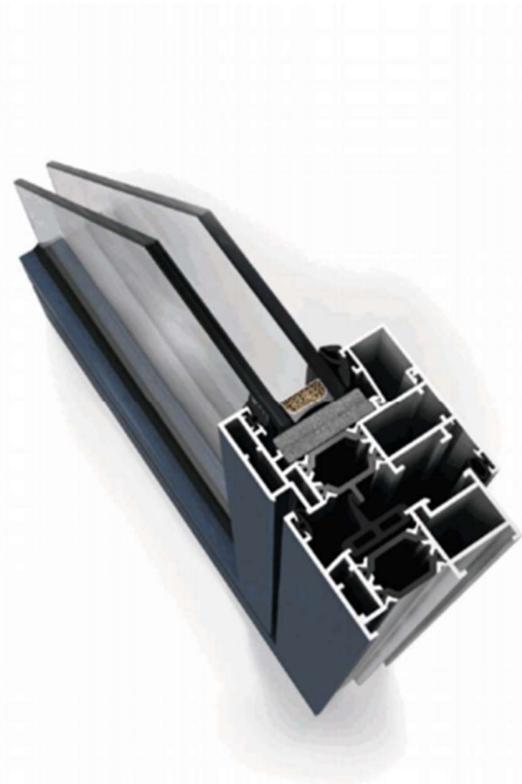
Según sello Ewma Euras

Standard Clase 15

Posibilidad Clase 20 y 25

Posibilidad bicolor





COR 60 - DATOS TÉCNICOS

Muestra ensayada por ALUMINIOS CORTIZO S.A.U.



Transmitancia

U_g desde 0,9 (W/m²K)

Consultar tipología, dimensión y vidrio.

Zonas de cumplimiento del CTE*: A B C D E

*En función de la transmitancia del vidrio.

Aislamiento acústico

Máximo aislamiento: 48 dB.

Máximo aislamiento acústico Rw + 48 dB.

Secciones

Marco 80 mm. Ventana 1,8 mm.

Hija 68 mm. Puerta 1,8 mm.

Posibilidad de hojas y jarrillos rectos y curvos.

Posibilidad de incorporar herraje con bisagras ocultas.

Longitud varilla poliamida: 24 mm.



Categorías alcanzadas en banco de ensayos

Permeabilidad al aire [UNE-EN 12207:2000]: Clase 4

Estanteabilidad al agua [UNE-EN 12208:2000]: Clase E1200

Resistencia al viento [UNE-EN 12210:2000]: Clase C5

Energ. de rotura 1,20 x 1,10 m. 2 hojas.

Acabados

Posibilidad bicolor.

Lacado colorado (RAL, melados y rugosos).

Lacado imitación maderas.

Lacado antifracturano.

Anodizado.

Posibilidades de apertura

Apertura interior: practicable, oscilo-batiente, plegable, oscilo-paralelo y abatible.

Apertura exterior: practicable, proyectante-deslizable, pivoteante de eje horizontal o vertical.

Dimensiones máximas

Ancho 82 x 1.800 mm.

Alto 20 x 2.800 mm.

Ventana 1 hoja, oscilo-batiente.

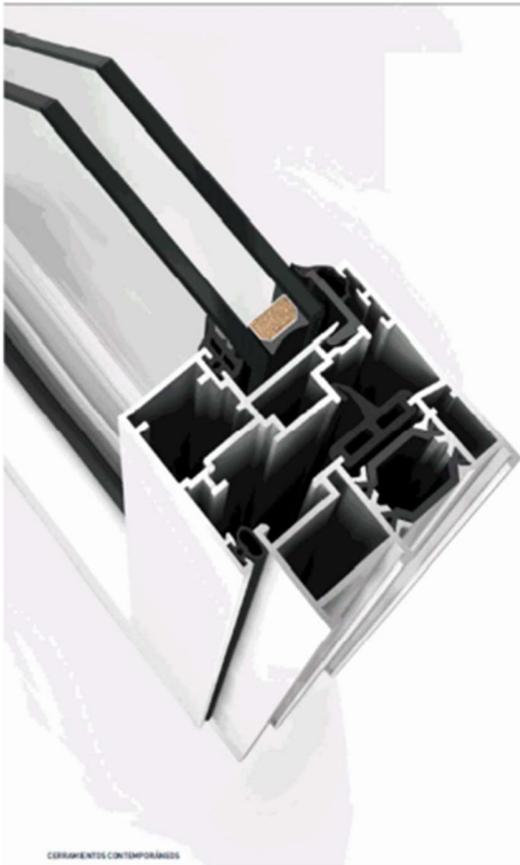
Consultar peso y dimensiones máximas para el resto de tipologías.

Peso máximo/hoja 120 Kg.



Manuel Millán Martínez
Director de I+D+i

Este documento no se valida sin los correspondientes informes de ensayo. Estas medidas sólo se refieren a las muestras ensayadas por ALUMINIOS CORTIZO S.A.U. en sus instalaciones de Puebla de Cofre - España y no indican una característica de constante en la calidad de la producción.



CERRAMIENTOS CONTEMPORÁNEOS

COR 60 HOJA OCULTA - DATOS TÉCNICOS

Muestra ensayada por Aluminios CORTIZO S.A.



Transmitancia

U_n desde 1,3 (W/m²K)

Consultar tipología, dimensión y vidrio.

Zonas de cumplimiento del CTE*: A B C D E

*En función de la transmitancia del vidrio.

Aislamiento acústico

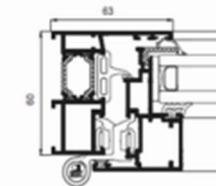
Máximo aislamiento: 28 db.
Máximo aislamiento acústico: Rw = 41 db

Secciones

Secciones	Espesor perfilera
Marco: 60 mm.	Ventana: 1,8 mm.
Hoja: 60 mm.	

Posibilidad de hojas rectas y curvas.
Posibilidad de incorporar trapezo con bisagras ocultas.

Logitud varilla poliamida: Marco 24 mm.



Categorías alcanzadas en banco de ensayos

Permeabilidad al aire
(UNE-EN 12207:2000): Clase 4

Estantequead al agua
(UNE-EN 12206:2000): Clase 9A

Resistencia al viento
(UNE-EN 12210:2000): Clase C5
Estruj de referencia: 1,0 x 1,16 m, 1 t/m².

Acabados

Posibilidad bicolor.
Lacado colorado (RAL, maderas y rugosidad).
Lacado imitación maderas.
Lacado antirreflectante.
Anodizado.

Posibilidades de apertura

Apertura interior.
Practicable de 1 y 2 hojas.
Ocio-batiente de 1 y 2 hojas.
Abatible.

Dimensiones máximas

Ancho (L) = 1.300 mm.
Alto (H) = 2.400 mm.
Batiente 1 hoja, ocio-batiente.

Consultar pesos y dimensiones máximas para el tipo de tipología.

Peso máximo/hoja: 120 Kg.



Manuel Millán Martínez
Director de I+D+i

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