

RESIDENCIAL MONTEFARO

Santa Pola (Alicante)



FOUNDATION AND STRUCTURE

- ✓ Foundation made of footings and support beams in reinforced concrete, as per the plans and in accordance with current standards.
- ✓ Structure will comprise slabs of reinforced concrete lightened with vibro-compressed vaults of concrete on pillars, as per the plans and in accordance with current standards.
- ✓ Quality control for materials used will be performed by a certified monitoring laboratory.
- ✓ Follow-up and monitoring of execution will be performed by the Technical Control Body.



FACADE

- ✓ Traditional cavity walls, exterior finish of single layer mortar. With thermal and acoustic insulation as per standards.
- ✓ Gallery on lower floors formed of decorative lattice framework.
- ✓ Duplexes will be separated from the parking area by patio with decorative latticework.



ROOF

- ✓ On ground floors and duplex with tower: inverted flat roof with ceramic stone floor tiles for use as a solarium.
- ✓ In duplex: non-negotiable inverted flat roof
- ✓ Thermal insulation according to standards
- ✓ On ground floors roofs of contiguous homes will be separated by latticework in white concrete



MASONRY

- ✓ Contiguous homes will be divided by 1/2 foot solid brick
- ✓ Vertical and horizontal interior walls will be coated with plaster on both faces. If necessary bathroom, wash area, kitchen and hallway walls will be coated with plaster.



EXTERIOR CARPENTRY

- ✓ Reinforced access door to residence in monoblock structure with four fixed anti-jimmy points. Exterior face in wood-imitation PVC and interior face with wood veneer in the same tone as the interior doors. Six point closure with double pin security key. Lateral knob, interior handle and wide angle peephole.
- ✓ Windows and balcony doors with thermo-lacquered aluminium frames, electrostatically applied white paint. Watertight perimeter weather strip.
- ✓ Majorcan-style window with white thermo-lacquered aluminium shutters in living rooms and bedrooms.



INTERIOR CARPENTRY

- ✓ Solid interior doors of dark painted pine, grooved on both faces, with hinges and high grade closure. In kitchen, doors with glass panels.
- ✓ Closets. Closet fronts with folding doors with dark painted pine veneer, grooved, to match interior doors. High grade metal fixtures.
- ✓ Indoor staircase with dark-tinted pinewood baluster handrail.
- ✓ Dark-tinted pinewood handrails will be set in houses lacking a suitable stairwell. Boundaries in adjacent plots will be marked by single torsion green mesh.



TILEWORK

- ✓ In bathrooms, washing areas and kitchens, vertical walls tiled from floor to ceiling with high grade ceramic tiles. Kitchen and bathrooms with decorative baseboard. Co-ordinated with flooring.
- ✓ Washing machine area tiled with white ceramic tile, the rest finished with the same coating as the facade.



FLOORS

- ✓ Ground floors, access stairs to the solarium have flooring in ceramic stoneware.
- ✓ Porches, access step to same, terraces, solarium and patios: ceramic stoneware.
- ✓ Residence floors in ceramic stoneware, with matching baseboard.
- ✓ Interior stairways have risers of decorative ceramic and stoneware treads, with matching baseboards.



BATHROOM FIXTURES AND TAPS

- ✓ Main bath and wash areas: fixtures made of vitreous china, white, ROCA (*) brand or other name brand.
- ✓ Lever control tap, ROCA(*) or other name brand, throughout the residence.
- ✓ Bathroom and washing area accessories.



INTERIOR FINISHES PAINT

- ✓ Interior vertical surfaces with textured matte white vinyl paint.
- ✓ Horizontal surfaces finished in matte white vinyl paint
- ✓ Kitchens, bathrooms and wash areas with smooth white vinyl paint on horizontal surfaces.
- ✓ Interior vertical and horizontal surfaces of built in closets, smooth white vinyl



WINDOWS

- ✓ Windows and balcony doors with double "Climalit type" (*) glass, formed of double glazed 4-6-4 glass with air chamber.
- ✓ Interior doors of matte-finished glass.



PLUMBING

- ✓ Hot (insulated) and cold water distribution system of copper with high grade taps.
- ✓ Interior water supply and drainage for dishwasher and refrigerator. Exterior water supply and drainage for washer and laundry sink. Washer installation in E-type units will be in the kitchen.
- ✓ Hot water produced by 10 l. butane gas heater in all residences, installed on patios.
- ✓ Thermoelectric heater will be installed in E-type units.
- ✓ Water supply in the yard next to the living room.



ELECTRICITY

- ✓ Electrical wiring according to low voltage regulatory standards with power to contract up to 5.75 Kw or 9.2 Kw according to the type of home. High grade parts.
- ✓ Electrical switches in bedrooms with high grade large plate parts.



SPECIAL EQUIPMENT

KITCHEN

- ✓ Single sink and drainer in stainless steel with lever control tap.
- ✓ Upper and lower cabinets with continuous counter top. Mixed stovetop (gas and electric), electric oven and smoke extractor hood, BALAY brand (*) or other high quality brand.

DECORATIVE ELEMENTS

- ✓ Fireplace in living room.
- ✓ Yard finished with planting soil.
- ✓ Decorative elements of aged tiles and window frames are included.



MISC. INSTALLATIONS

Telephone and TV/FM aerial connection.

- ✓ For four and three bedroom homes: in the living room, main bedroom and kitchen or other bedroom.
- ✓ For two-bedroom homes: in living room and main bedroom.
- ✓ Common telecommunications infrastructure according to RDI/98 and RD279/99, access to state, private and regional networks, allowing access to basic telephone services, cable telecommunications and broadcasting services, terrestrial television, satellite television and digital platforms.



COMMON AREAS AND LANDSCAPING

- ✓ Communal lighting network on roads and common areas, paved roads, sidewalks, paved common areas, sewage discharge for connection to the general wastewater network.
- ✓ Pool. Changing room, showers and first aid area.
- ✓ Landscaping
- ✓ Tennis court. Multipurpose sports track.
- ✓ Playground.
- ✓ Community Club house.
- ✓ Surface-mounted shed with water pressure group to supply drinking water to the community in the Senda de la Bahia next to the tennis courts.



NOTES

- ✓ Ten Year Insurance Policy for basic construction in accordance with the Building Zoning Act (Law 38 dated November 5th, 1999).
- ✓ Extras, if requested, shall require prior acceptance by URBINCASA, authorization from the Project Director and payment prior to execution.
- ✓ Pillar sections reflected in the individual plans of the residences may be modified as required by the structural calculations for same.

General Information

(*) All brands and models may be replaced by other of similar price and quality characteristics at the discretion of the Architectural Supervision Team.

INFORMATION AND SALES OFFICE

902 455 667

OBSERVATIONS. These building and material specifications may be subject to changes for technical, legal or commercial reasons