



Centro Comercial TORRETA-FLORIDA
Avenida Miguel de Unamuno, s/n. Planta 1ª - Local nº28
03.184 - TORREVIEJA (Alicante) ESPAÑA

QUALITY REPORT (August-2021)

VILLAS C/SAN SEBASTIÁN - 21. LA MATA-Torrevieja-Spain

HOUSING INTERIOR

COMFORT

- Housing with **aerothermia for ACS.**
- **Underfloor heating on all bathrooms** (ground floor and first floor).
- **LED lighting with adjustable intensity in lounge.**
- **Stair lighting using LED strips.**
- **LED lighting installed in basement, halls and bathrooms.**
- **Air renewal system with heat recovery throughout the house**, for better air conditioning. Innovative system that fulfills the functions of indoor air renewal, cross ventilation and energy saving.
- **Electric blinds.**
- Pre-installation for **cold-hot air conditioning** and **independent control for each room** in ground and first floor.
- **Electric pre-installation for indoor blinds** in large windows.
- **Alarm installed, PROSEGUR, free until January 2021.**
- **Optic fiber both inside the houses and pre-installation to the junction point with the general optic fiber line.**

FLOORS

- On ground floor and all bathrooms, rectified porcelain flooring with beveled straight skirting.
- On first floor, **laminated wood flooring, on anti-impact insulation**, except in bathrooms.
- **Internal stairs with steps in white Thasos Compac.**

BATHROOMS

- **Bathrooms designed by Interior Design Studio.**
- **High quality designer taps with black and rose gold finish on the ground and first floors, and chrome color in semi-basement.**
- **Showe Set-single-lever with rain shower.**
- Top quality vitrified porcelain toilets, **with soft closing lid and "Rimless" system** (economical, fast and silent flushing).
- **Hygienic shower.**
- **Resin shower trays** with polyurethane and **screens with tempered safety glass, with black profiles and rose gold on ground and first floors.**
- **Bathroom furniture with designer taps, vitrified porcelain washbasin, soft-closing drawers and LED mirror.**
- **White rectified and pearly high quality tiles.**
- Hot and cold water installation using temperatura-resistant polyethylene (PERT)
- **Underfloor heating.**
- Forced ventilation.

INDOORS WOODWORK

- **Armored main door**, of anthracite grey galvanized Steel (or similar), with safety hinges, embellishment, anti-lever anchor spurs, security lock, straight handle and chrome crank.
- **Interior doors lacquered desing**, chromed ironwork and cranks.
- Sliding or folding door in bathrooms.

BUILT-IN WARDROBES

- Finished in the same colour as the matching doors, **sliding doors with soft closure, lined inside**, with upper shelf, hanging bar, drawers and shoe rack.

EXTERIOR WOODWORK AND GLAZING

- **PVC windows and exterior doors** in anthracite grey, hinged/oscillating and sliding windows in large windows.
- **"Guardian Select" type glass: double laminated anti-impact glass, with high light transmission, thermal insulation, solar radiation control, air chamber and double glass with acoustic control**, for excellent insulation.
- **Extruded aluminum blinds driven by electric motor**.
- Staircase up to the solarium spiral type with square footprint of galvanized sheet, gray color.

KITCHEN

- Island design shape furniture kitchen with bar to the dining room, with low and high cabinets, finished in **high gloss white color and oak**, auto-brake system for closing and **indirect Led illumination**. COMPAC-QUARZ countertop or similar.
- Built-in stainless steel sink and single-handle faucets, with flexible and sprinkler.
- **Extractor hood and induction hob. Bosch, Siemens, Balay**, or similar brand.

PAINTING AND CEILINGS

- Walls and ceilings: **plastic paint, white color and smooth finish**.
- Bathrooms ceiling will be made of **removable plasterboards**, with register of installations and **black profiles with "Fine-Line" system**.

PLUMBING INSTALLATION

- Made with temperature resistant polyethylene piping and/or lined, for the service of bathrooms and kitchen.
- **Soundproofed drainage pipes** inside the housing.

FACADES

- **Exterior treatment covered with fine scraped single layer mortar, white color, irregular natural stone and safety laminated anti-impact glass** in terraces and solarium.
- Facade enclosures composed of a triple hollow partition of 11.5 cm, plastering, **thermal insulation with *Neotermic*** of 8 cm, air chamber and inner sheet of double hollow brick 7-9 cm thick.
- **Lattice design to protect the stairway to solarium.**

INSULATION AND MASONRY WORK

- Interior partitions will be 7-9 cm brick plastered with smooth mastered plaster.
- **Noise by impact acoustic insulation** between the first floor and the ground floor.
- **Thermal and anti-humidity insulation** in the basement floor.
- **Thermal and anti-humidity insulation above air chamber** in the solarium.

ELECTRIC AND TELECOMMUNICATIONS INSTALLATION

- Electrical installation carried out according to Low Voltage Electrotechnical Regulation (REBT) and Technical Building Code (CTE)
- Telecommunications installation carried out under the Common Telecommunication Infrastructure Regulation.
- High-end electricity and telecommunications mechanisms, Niessen Zenit Silver and White or similar.
- Electrical conduits carried out by means of a non-flame propagating cable.
- **TV sockets in living room and bedrooms.**
- Indoor optic fiber installation and outdoor pre-installation.
- **Video intercom in color.**

FOUNDATION AND STRUCTURE

- Foundation and **Anti-seismic structure** of reinforced concrete according to C.T.E.
- **Enclosure of the basement with reinforced concrete and double insulation.**

COVERS

- **Ventilated and passable flat roof** finished with rectified porcelain ground of high-quality on air chamber, C.E **standard and thermal and acoustic insulation**, in compliance with the CTE.

'SEMI-BASEMENT FLOOR

- **Clear and finished space.**
- **With electrical installation, plumbing, pre-installation of air conditioning** for 2 split,
- **Walls with smooth plastic paint** on mastered plaster and **aged exposed brick details.**
- **Porcelain flooring**, with skirting of bevelled straight edge.
- **Fully finished bathroom** with rectified porcelain tile, white color and decorated wall, **premium quality faucets, shower with rain effect and screen with tempered glass**, porcelain designer toilet, **bathroom furniture with vitrified porcelain washbasin, soft-closing drawers and LED mirror, lighting, hygienic shower and Sanitric**.**
- **Machine room.**
- **LED lighting** totally finished.

OUTDOOR AREAS

- **Private enclosed plot**, with green area with high-end artificial grass, non-slip flooring, native vegetation, white gravel, automatic irrigation, light points and power outlet.
- **Private pool** with high-end white stoneware, details of gresite "Fosfy" cervical impeller, color led lighting, purifier, timer, **saline electrolysis chlorinator***** (salt water), and automatic PH controller*****.**

- **Outdoor shower.**
- **Private solarium - Chill-Out area** with high quality porcelain stoneware floating flooring, **bar counter with “Sapientone” worktop**, LED lighting, **heated Jacuzzi**, water tap and power outlets.
- **Grey transparent anti-impact glass on terraces and solarium.**
- **Gray translucent anti-impact glass in interior dividing fences and exterior cladding.**
- **Exterior lighting on facades by design luminaires** included.
- Galvanized sheet metal or reinforced PVC parking lot, anthracite gray, in common areas.
- **Exterior enclosures, using exposed reinforced concrete and glazing with gray translucent anti-impact glass.**
- **Lateral enclosure with reinforced concrete wall, stainless steel posts and translucent glass.**
- **Enclosure of the rear area, with white “Split” type concrete block** and insulating.

INSURANCE

- The house will have:

Ten Year Warranty Insurance for damage to the work in compliance with Law 38/99 of 5 November on Building Planning.

NOTE: For technical or structural reasons, this quality memory can be replaced by materials of similar or higher characteristics, if advised by the optional management.

LEGEND

* **Low emissive crystals:** they help to improve the air conditioning of the house, allowing the light to pass and preventing the thermal transfer between the interior of the house and the exterior.

****Sanitric:** pump that crushes the waste and drives the water to the drainage pipe to evacuate it to the outside of the house.

*****Aerothermia:** Energy system that takes advantage of the existing energy in the outdoor air, transforming it into the energy that we will need in the house to heat the water (A.C.S.) and/or air-condition the house, with high energy efficiency at low cost, maximum reliability, durability, advanced and environmentally friendly control software.

******Saline electrolysis chlorinator:** generates chlorine from salt dissolved in water (salt water), achieving antiseptic properties for eyes, skin and nose, more efficient disinfection and avoiding the use of high toxicity products.

***** **Automatic PH controller:** prevents water from corrupting, making cleaning and maintenance easier.