

QUALITY MEMORIES

"RESINDECIAL PLAYA DE ÁNGEL"

AVENUE / STRASBOURG, 5 JAVEA

(SPAIN)

THE HOUSE

This housing development is designed to enjoy the light, the air and the splendid Mediterranean sun. Located in an exclusive enclave of Jávea, between beach and forest. 500 meters from the only sandy beach, the mythical "El-Arenal beach", next to its promenade, with a great commercial and leisure environment, and 200 meters from the prestigious "TOSALET" urbanization. It has spacious rooms, patios and terraces open to two orientations to facilitate contact and life abroad.

YOU HAVE TWO TYPES OF HOUSING AT YOUR CHOICE:

1) **LOW DUPLEX WITH TWO GARDENS:** If you like the garden meters to enjoy the tranquility, the family, the plants, or simply the wide spaces, this is your ideal home.

It has two gardens on the ground floor, with two orientations, one towards the front and the other towards the rear.

2) **DUPLEX PENTHOUSES WITH SOLARIUM + TERRACE IN THE LIVING ROOM:** If you like meters in floor and height to sunbathe, enjoy fresh air and privacy, this is your perfect home.

Functionally, your home has been designed in 2 well differentiated parts:

One provides the function of stay. It will be constituted by the kitchen and the living room.

The other facilitates the rest function. It will be made up of the bedrooms and the bathrooms. In the case of the ground floor, they have, on the lower floor, a suite with an integrated main bathroom and on the first floor, two bedrooms and a common bathroom for both.

In the case of the penthouses, the suite with its own bathroom is on the second floor and the two bedrooms and a common bathroom on the first floor.

In addition, all the homes have a courtesy toilet at the entrance, which gives the home the privacy you are looking for.

The ground floor has a garden with access from the kitchen and from the living room so you can enjoy life outside. The other patio, with exclusive exit from the suite, allows you to relax in the privacy of it.

The penthouses have a terrace with access from the kitchen and living room and a private solarium terrace on the deck. Also in these homes, one of the bedrooms on the first floor has a balcony, from where you can see the well-kept green areas of your urbanization.

FOUNDATION

The foundation is made up of running footings and isolated footings of reinforced concrete, joined together by transverse and longitudinal braces of reinforced concrete.

Basement walls and reinforced concrete garage ramps in the basement on stone veneer.

All the foundations and structure will be executed following the execution plans, according to regulations, and supervised by a Technical Control Body (OCT) and a Quality Control team outside the construction company.

STRUCTURE

Reinforced concrete structure, with one-way slab "in situ" in floors above grade, including prestressed concrete joists, ceramic vaults, concrete compression layer with electrowelded mesh and perimeter straps.

Vertical bearing structure formed by reinforced concrete pillars.

Inclined reinforced concrete slabs on stairs in home interiors.

Vertical core of communication between floors with reinforced concrete slabs.

The structure will be supervised by a Technical Control Body (OCT) and a Quality Control team outside the construction company.

COVERS

The terraces and the roof in the upper part of the attics will be flat and passable and will be made up of a lightened concrete screed, double layer of waterproofing asphalt sheets, high-density thermal insulation and a finish with non-slip ceramic stoneware tile for exteriors, with its ceramic skirting board, in shades to match the rest of the interior of the house, to give continuity to it.

In the caissons of the access stairs to the solariums, the roofs will be flat and non-passable and will consist of a lightened concrete screed, a double layer of waterproofing asphalt sheets, high-density thermal insulation and a gravel finish.

The finish of the ground floor patios, the terraces and the attic solariums will be covered by non-slip stoneware flooring for exteriors, in shades to match the interior of the house, to give continuity to the whole complex.

All the roofs will have a lighting installation, an outdoor power socket and an antenna socket.

SANITATION

The sanitation network is separative, differentiating the rainwater network from the sewage network.

Brick masonry manholes and shafts, internally covered with a plaster, on a layer of cleaning concrete, or similar material, of the necessary sizes, according to the execution project, complying with the corresponding regulations.

PVC grease separating boxes in garages, according to regulations.

The horizontal buried networks will be made up of PVC pipes and auxiliary pieces, of the necessary diameter, with the necessary slope, according to the execution project.

The perimeter drainage pipe to the building will be made up of a double-walled polyethylene corrugated tube covered by geotextile.

The vertical downspouts and their auxiliary sanitation parts will be made up of PVC sections of the necessary diameter, according to the execution project.

BRICKWORK

The façade is composed of an exterior sheet of 1/2 foot of rough brick, externally clad with a white trowelled cement mortar render, in general, and some details with stone or another similar finish, defined in the execution project and internally clad. by thermal insulation of projected polyurethane or similar, with the thickness set by the regulations, the inner sheet is factory made of ceramic rake and plaster trim, a solution that provides significant energy savings.

The interior staircase of the house is made of work, with a light and avant-garde design, to provide spaciousness in the rooms.

The interior distributions will be made by double hollow brick factories, received with cement mortar, of the corresponding thickness, depending on its finish, they can be lined with plaster and painted or tiled, depending on the room.

For the division between houses, a double perforated brick wall will be used to improve the acoustics between houses.

The main façade of the fence will be made up of 1/2 foot of rough brickwork externally clad with natural stone or another material similar to that used in the facades. On the side facades of the fence, it will be made with 1/2 foot of rough brick factory clad on the outside with a trowelled rendering and painted in white, which combines perfectly with the facade. A permeable fence will be placed on the upper part of the entire perimeter.

The dividing divisions of the patios on the ground floor will be made with 1/2 foot of rough brickwork externally clad with natural stone or another similar finish, similar to the rest of the development.

All this creates a uniformity in the tones, which provides a visual stability of the whole of the promotion with the enclave in which it is located.

INSULATIONS

With the importance of sustainability and energy efficiency in the field of construction, we have contemplated solutions for our homes with a lot of value in thermal insulation.

In the air chambers of facades, the insulation will be made of projected polyurethane, which thanks to its low thermal conductivity and its flexible application to cover all the walls, offers us great resistance to the transmission of the external temperature to the interior of our homes. This insulation will be of sufficient thickness according to the calculations, to comply with current regulations. This material could be replaced by decision of the Facultative Direction, if necessary.

On the roofs, the insulation will be made of extruded polystyrene sheets, 35-40 kg / m³, of the necessary thickness according to regulations or similar. This is an insulation that, in addition to having great resistance to humidity, offers great flexibility and energy efficiency.

The acoustic insulation will be taken into account in the dividing partitions between houses, using double honeycomb bricks, and also in the dividing floors between floors an anti-impact sheet will be used under the self-leveling mortar, in order to reduce noise between neighbors.

ALUMINUM CARPENTRY AND LOCKSMITHING

The windows and exterior doors on the facades will be made of aluminum, with thermal break, lacquered in black or similar, to be chosen by the property. The leaves will be sliding and / or tilt and turn, according to the project specifications and taking into account the regulations.

The windows and doors have been designed in large dimensions, to make the most of the natural Mediterranean light.

The aluminum exit doors to patios or terraces will have security glass.

The pedestrian crossing to the urbanization will be made with a folding door, made of lacquered iron, in black or similar, to be chosen by the property.

The vehicle carriage door will be a tilting door, made of RAL enameled iron, similar to that of the rest of the carpentry of the promotion and will be automated, or similar, to be chosen by the property.

The exterior fencing of the plot will be made of lacquered iron, similar to RAL as the rest of the exterior carpentry, supported by a brick wall, according to execution plans.

The interior railing of the duplexes will be made of stainless steel and glass.

BLINDS

The blinds are made of aluminum lacquered in a color similar to that of the exterior carpentry, 45 mm slats, with the monoblock type cap with thermal insulation inside. These will be motorized in the living room and bedrooms, with a

mechanical motor for vertical displacement activated by an electric button from the same series as the rest of the mechanisms in the house.

GLASSWARE

In the exterior carpentry, the glasses will be 4 + 12 + 4 mm. In the bathrooms, the glass will be translucent.

By having double glazing on the exterior windows, it significantly improves thermal and acoustic insulation, reducing the transmission of temperatures and noise, reducing energy consumption.

COATING OF PARAMENTS

The exterior cladding of facades in general will be with white floated plaster, reinforced with mesh. In some particular details of the main facades, side facades and terraces they will be covered with stone or another similar finish, to be decided by the property and the facultative management.

The patios of patios, the entrances of portals and of the fence will be covered with stone or material similar to that of facades.

The lining of the coffered ceilings on the flat roofs will be plastered painted in the same tone as the material used in the details of the façade.

Inside, the walls will be trimmed with mastered plaster, prepared to apply smooth paint in light tones to be decided by the property and the Facultative Directorate. The false ceilings in kitchens and bathrooms will be made with plaster sheets, and later finished with smooth plastic paint in white. In the false ceiling of one of the bathrooms, a register has been provided for the maintenance of the interior machine of the air conditioning installation.

FLOORING AND TILING

The interior flooring of the living room, kitchen, hallway, hallways and bedrooms will be large-format porcelain stoneware with high quality from the SALONI brand or similar, with its corresponding skirting board to provide your home with the modernity and elegance that you are looking for.

In bathrooms, the floors will be made of high quality porcelain stoneware from the SALONI brand or similar. The tiling in the kitchen will be made up of SALONI or similar porcelain stoneware tiles, according to the execution plans. The tiling in bathrooms will be made of high-quality large-format ceramic tiles from the SALONI brand or similar, according to the execution plans.

In the toilets, the tiling and flooring will be made up of porcelain tiles of the SALONI brand or similar high quality.

The tiles used on terraces and plots will be made of non-slip ceramic stoneware for exteriors, matching the tones with the interior of the house, from the SALONI brand or similar. The matching skirting board will also be placed.

The steps in the stairs of the duplexes will be clad with pieces to match the rest of the flooring of the SALONI or similar brand house, to maintain the aesthetic line throughout the house.

The flashing of the windows and the bibs of the terraces will be made with artificial white pieces.

WOOD CARPENTRY

The entrance door to the security house will be armored, in DM finish, with a white interior plate, equipped with anti-lever bolts, 3-point security lock, exterior handle, optical peephole and interior crank.

The interior doors will be made up of smooth leaves, their leaves are made of chipboard in MDF, lacquered in white, edged on all 4 sides and their hardware in stainless steel color.

All the cabinets are block type, their fronts have sliding and / or folding leaves, depending on the execution project, in smooth MDF and will be lacquered in white. The inside of the cabinets will be lined with a shelf in the upper part of the cabinet and a chrome hanging bar. Its hardware is stainless steel color.

All these qualities provide the whole of your home with the elegance you are looking for.

PLUMBING INSTALLATION

The plumbing installation will be made with polyethylene pipe.

Your home will have a general shut-off valve and an independent one for each wet room.

A cold water outlet will be left in each of the patios on the ground floor and in the solariums of the second duplexes.

The sanitary ware will be white in vitrified porcelain and current design, of high quality, ROCA brand or similar.

The main bathroom will be delivered with an extra-flat shower tray. The dishes will be closed by sliding and smooth glass partitions.

All the bathrooms have a bathroom cabinet with a built-in sink and mirror, to be chosen by the property and the management team, always respecting the uniformity of the colors of the house.

In the kitchen, a vertical spout mixer tap, with a steel finish, from the GROHE brand or similar, will be installed.

In the bathrooms, chrome-plated mixer taps will be installed, with a GROHE or similar brand steel finish, and the shower set will consist of a fixed shower and a mobile shower, with a rain-effect shower head, in a chrome finish.

ELECTRICITY INSTALLATION

The house has electrification of a high classification (9.2 KW).

The electricity installation will be carried out with corrugated PVC pipe and copper conductor embedded in the walls, legalized by the General Directorate of Industry, according to the project and regulations. In addition, fiber optic cabling will be installed to your home.

The installation of a led luminaire throughout the house is included. These luminaires contribute to energy savings over time.

TV sockets in living room, kitchen and in all bedrooms. Centralized satellite TV with international channels.

TF sockets in living room and in all bedrooms.

The mechanisms to be used are from recognized brands SIMON or similar, high quality, in white.

Apply on the wall in the duplex house staircase.

Video intercom installation, with connection to the exterior gate of the urbanization and your portal.

Design luminaire in the lower courtyards, walkable roofs and living room terraces.

All terraces and solarium have light sockets, TV and outdoor plug, to prevent humidity.

VENTILATION INSTALLATION

The houses have double ventilation, natural ventilation with air inlet through the exterior carpentry, with a microventilation system and with mechanical extraction in the living rooms of simple self-regulating flow, in the bathrooms and kitchens, with installation of ducts through false ceilings up to the roof, according to the execution project.

AEROTHERMAL INSTALLATION (DHW, HEATING AND AIR CONDITIONING)

AEROTHERMAL: It gets most of the energy from the air (around 70%) and only a small fraction of the electricity. They have a high level of energy efficiency and performance. They are valid for both summer and winter (air conditioning and heating)

A new double system is used to provide the home with sanitary hot water, heating and air conditioning, and with this we will achieve high performance and low environmental impact.

Aerothermal energy will be used for the production of domestic hot water. For this, the kitchens will install the hydrobox, which is a system that uses all the thermal energy of the air and transfers it to the inlet water to the house, and a thermos, which accumulates the heated water of 150 liters. This heat pump achieves considerable energy savings and reduces CO2 emissions to the environment. All this causes a great economic saving in your electricity bill and avoids the use of the gas installation. In addition, its maintenance is simpler than that of solar panels.

The heating and air conditioning will be done with an installation of hot-cold air conditioning through ducts. The indoor units will be installed in the false ceilings of the bathrooms and the air conditioning will be distributed through ducts and distributed by grilles, in the living room and bedrooms, according to the execution project. The system will be controlled by a thermostat installed in the living room.

The equipment used will be of very first recognized brands, MITSUBISHI ELECTRIC or similar.

The machines will be with a heat pump, with a command to control the temperature.

The exterior machines will be placed on the staircase caissons, whenever possible, a decision that will be definitively taken by the Facultative Directorate.

ENERGY RATING OF THE BUILDING

The energy efficiency of the building is calculated by measuring the energy consumed during one year under normal conditions of use and occupation, in terms of the supply of heating, domestic hot water, ventilation and electricity. Taking into account the characteristics of the building envelope, its orientation to the sun and the facilities designed for it, the building has a type B energy efficiency rating.

HOME AUTOMATION

The homes will be equipped with an intelligent control system that will provide the user to equip and expand the home with everything they need today in a house and control it from their mobile. Giving the home an extra greater security, greater efficiency and comfort, in a highly simple way: With a basic comprehensive package equipped to control the movement of electric blinds, lighting, and interact with the air conditioning machine, etc., or expand Premium package , where in addition to these, it includes others such as security, consumption control, video entry, audiovisual, etc., etc., all compatible with such demanded assistants such as Google home, Siri or Alexa.

THE ELEVATORS

The elevators, with access from the garage to the door of your home, will make your life easier and their finishes will be consistent with the rest of the project.

KITCHEN FURNITURE

The kitchens will be equipped with high and low cabinets in a vinyl laminate finish, with hidden handles. They will have reinforced hinges with regulation systems and pressure closures.

The base units will be of great capacity and will be made up of removable drawers with brake systems and soft closures. At the bottom they will have an aluminum plinth with a protector.

The kitchen cabinets are lacquered in matt white and the countertop will be made of compact quartz in light tones, to match the flooring in the living-dining room, to be defined by the property and by the optional management, with integrated 1-bowl stainless steel sink .

The kitchen will be equipped with high-end appliances, decorative hood, induction hob, oven, refrigerator and integrated dishwasher from BOSCH or similar, to maintain the aesthetics of the house.

INTERIOR URBANIZATION

The interior urbanization has been designed respecting our Mediterranean air, and the landscape decoration will lead you to find a paradise, breathing the breeze of Jávea.

The accesses to the 4 portals will be executed by concrete paths, set with garden areas, with plants typical of the coast. At the back of the urbanization there will be a playground, so that the little ones can enjoy unforgettable days.

The interior urbanization has a communal pool surrounded by green areas.

The landscaped areas will have an automatic irrigation system.

In the basement you will find the storage rooms of each owner and the parking spaces.

The storage rooms will be tiled with ceramic stoneware tiles and their walls and ceilings will be painted in white tempera and galvanized metal door.

In the garage there will be pre-installation for the electric recharging of vehicles.

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