



MIRAMAR

exclusive seaside residences



Immosol[®]

Building Specifications Miramar Building





FOUNDATION

According to the geotechnical study carried out, a slab system has been chosen, which aims to transmit the loads from the building to the ground, distributing the stresses uniformly

STRUCTURE

The structure of the apartments in this building is planned to be built with pillars, waffle slabs of lost blocks and solid slabs on both porches and terraces. We also plan the execution of a grounding network



ROOF

The roof is flat, passable, and the air conditioning machines will be located, as well as the rest of the facilities that are required, with formation of slopes using light-aggregate concrete (clay type), thermal-acoustic insulation, rigid panels of extruded polystyrene, waterproofing with membrane Improved PN-7 bilayer adhered to the support and finished on tile flooring, received with low-retraction cement mortar on a floor suitable for weathering

Basement

There will be two basement floors made up of concrete screen walls.

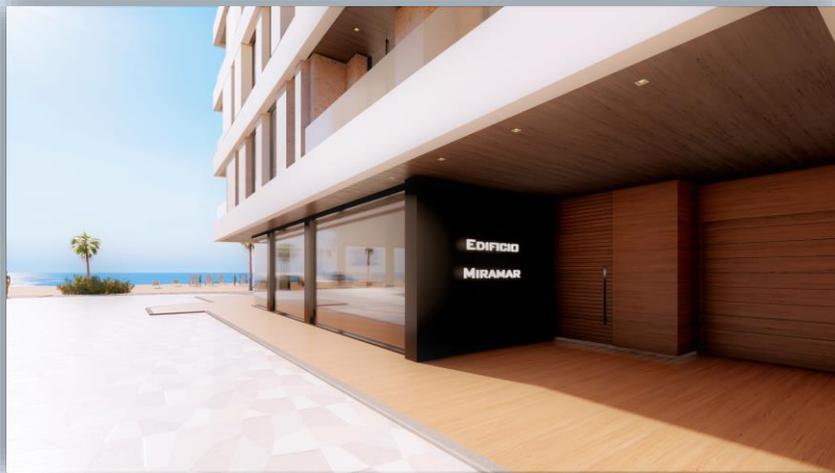
Facade

Enjoy an incomparable building in front of the sea. The rationalist and attractive exterior façade brings forward the design and luxury that we are going to find inside. Built with compact material in the sill and porcelain tiles in the rest of the facade, it stands out for its modern aesthetics and unique style in this area of Playa de la Mata, creating a very attractive architectural composition. Furthermore, one of the main benefits of this facade is that it guarantees the highest level of thermal and acoustic insulation. So the tranquility and a comfortable thermal sensation are guaranteed



Portal and elevator

That feeling of luxury and spaciousness that we perceive upon entering, continues in the elevator. It stands out for its high-performance technology and energy efficiency, guaranteeing safety and comfort



Partitioning

The interior partitioning of each dwelling is executed using double hollow brick, received with cement mortar. This will be covered on both sides of the trim and gypsum plaster, except on the sides of wet rooms where they will be covered by ceramic tiles, received with glue cement

External woodwork

Exterior carpentry of the whole house in pvc with thermal break, the glazing will be double with an air chamber, with thicknesses of 3 + 3 / c10 / 4 + 4 throughout the house. Aluminum motorized blinds with the same finish of the windows. Access door to the house, in oak color and security lock

Airconditioning

Pre-installation of air conditioning (hot-cold) in the living room and bedrooms, through ducts, with rigid panels of high-density natural mineral wool, covered on its outer face with sheet reinforced with fiberglass mesh

Electricity

The house has a 9.2 Kw high-grade electrical installation. With circuits for lighting, sockets, hob, washing machine, dishwasher and heater, bathroom, kitchen and pool line. Channeling and wiring according to REBT 2003. The mechanism to be installed will be LEGRAND brand. The lighting of a modern and functional design is included in all homes

Inner liner

We apply plastic paint on the plaster trim and plaster. False ceiling in part of the house with laminated plasterboard finished with plastic paint. This false ceiling will be registrable in the bathroom for placement and maintenance of the air conditioning installation

Carpentry and glazing inside

White lacquered MDF entry doors with stainless steel handles. Built-in cabinets with sliding doors with the same finish as passage doors. Interior lining of cabinets including drawers

Telecommunication

Installation of satellite dish oriented to the ASTRA satellite and individual digital satellite receiver with capacity for more than 200 open channels and expansion slot to insert PCMCIA card of encoded pay channels.

Flooring and interior tiling

Wood-type porcelain stoneware flooring throughout the house, except in first-floor bathrooms, received with high-adhesion adhesive cement.

Tiled in the front of the kitchen as well as in the bathrooms



Kitchens

The elegance that is breathed throughout the house has its extension in one of the most important rooms such as the kitchen. Thought to be useful but without losing its appeal

The modern design of the furniture is inspiring and gives rise to the creative freedom that is experienced in this space when preparing food

The solidity of the worktop materials makes it possible to cut and cook on it



Bathrooms

Privacy, comfort and design. Our bathrooms are the combination of these three essential aspects for you to enjoy them as you deserve.

The quality of the materials is reflected in every corner: the suspended toilets with cisterns built into the wall and the showers with 10 mm tempered glass partitions.

In addition, the bathroom has thermostatic taps, so that the water is always at the temperature you want, and waterfall showers, so that showering is all relaxation and pleasure.



Extras

- Underfloor heating in bathrooms.
- Underfloor heating throughout the house.
- Screens in the bathrooms.
- Appliance package.
- Alarm.
- Home automation with Legrand mechanisms.
- Private storage room in the basement of the building.
- Private garage space in the basement of the building.
- Installation of machines for interior conditioning of the house.





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