

RESIDENTIAL IVORY (GRAN SOL)



DESCRIPTION OF THE PROPERTY:

Residential consisting of townhouses with private garden and roof terrace. The property has 3 bedrooms, 3 bathrooms, dining/living room, terrace, garden and solarium.

LOCATION: Avenida Cadiz in urbanization D^a Pepa foreseen with all services: health center, pharmacy, supermarkets, restaurants, shops, international press, Hotel La Laguna****, Spa, aquapark etc. Distance to the beach 5 km. Distance to Alicante airport 40 km. Distance to Murcia airport 40 km.

BUILDING FEATURES

GEOTECHNICAL STUDY: realization of a geotechnical study to determine the resistance of the terrain and to proceed to the calculation of the structure of the properties.

10 YEAR WARRANTY: insurance policy from first order company to insure the structure of the properties for a period of 10 years.

FOUNDATIONS: reinforced concrete

STRUCTURE: reinforced concrete columns, concrete beams and small beams, according to the building norms.

ROOFING: according the design, finished with natural thermal insulator, waterproofing and finished with ceramic layer of 1º quality with a skirting board of the same material.

CONCRETE CANTILEVER: optimizes the sun position* of the property to adapt to the necessities of a bioclimatic property.

PROPERTY FEATURES:

Masonry and insulation

- **Thermal acoustic covering** on exterior walls with air chamber and rock wool.

Coverings

Exterior/façade

- Exterior walls finished in monocapa (consisting of insulating resins and anti-humidity thermic), according design.

Interior

- Smooth finish with plastic paint (premium quality), white or colour.
- Plaster false ceilings in bathrooms and kitchen.
- Plaster coving on ceilings throughout the whole property.

Flooring and tiling

- porcelanic floor tiles
- screen printed or plain white tiles in the bathroom and kitchen
- silestone or granite kitchen worktop
- Kitchen units design 2015
- Stainless steel extractor (newest model)

- Exterior staircase

Carpentry

- Security entrance door with spy hole.
- Exterior carpentry on the façade in aluminium with “Climalit” thermal windows (double glazing for maximum thermal and acoustic effect)
- Interior carpentry according design (freedom of choice depending on the construction process).
- Fully fitted wardrobes
- Kitchen Furniture design 2015 (cabinets under worktop included)

Plumbing and bathroom fittings

- Plumbing in polypropylene pipes for hot and cold water. PVC to sewage. Diameters according to the norms and individual control taps in each humidity zone and equipment.
- White porcelain WC with built-in cistern 70 mm, model Kombifix and Geberit flush, Ideal Standard brand
- Stainless steel sink.
- Bathroom and kitchen taps from 1º brand (ecological taps) with flow reducer (optimising the water savings)
- Incorporated rain-effect shower (big diameter) + manual shower
- DOMESTIC HOT WATER: Supplied through cutting-edge renewable energy systems (aero thermal energy) using a compact heating pump with a high energy efficiency (COP 4), which allows to use a minimum part of electric energy to heat the water.

- **Electrical installations**

- Electrical installation of switches and sockets made by SIMON or similar
- According to electrical regulations of low tension. Electrical cables with protection free of halogens.
- Pre-installation for air-conditioning (by conducts) throughout the main property
- Underfloor heating in bathrooms
- Television and telephone points according to plan.

* **FUNCTION OF CONCRETE CANTILEVER:** allows the sun rays getting in to the property because of the lower position of the sun in the winter months. In the summer months the cantilever rejects the sun rays because of the higher position of the sun.

NOTE:

1. The company reserves the right to introduce modifications that it considers appropriate.
2. In "RESIDENCIAL IVORY" any changes to the standard specification will incur a charge of 1.500,00 €.

