-Households in Residential Alboran Beach-

18 households of 2 and 3 bedrooms and 6 attics with terrace solarium and garages.

Memory of Qualities

ALBORÁN AB BEACH

Flooring, tiling and coverings

Inside the home, plain-color porcelain stoneware. Smooth matte finish plastic paint.

- The ceramic floor allows better transmission of the underfloor temperature.
- Energy savings and pleasant environment.
- Solarium flooring in light tones.
- Balcony flooring made of imitation porcelain wood.
- More durability of the floor, easy cleaning and maintenance

Exterior carpentry and glazing

Aluminum exterior carpentry with thermal break in anthracite gray or similar. Double glazed windows.

- Thermal and acoustic insulation. Savings on the electricity bill.
- The solar filter protects the furniture from discoloration by the sun, and prevents heat infiltration, allowing greater savings in the air conditioning of the home.
- Railings with double security glazing and stainless steel top profile.
- The steel profile helps minimize the vertigo caused by the glass railings.
- Motorized blinds in master bedroom and lounge.

Air conditioning

Air-conditioned homes through air conditioning installation (hot-cold air) carried out by ducts, with equipment consisting of an indoor and outdoor unit.

With room zoning system, Airzone type or similar. Domestic hot water (DHW) generated by a heat pump using an aerothermal system, with a hot water cylinder and electrical support.

Radiant type floor.

- Greater energy efficiency.
- Underfloor heating ensures pleasant heat and maintains a constant temperature more easily.

Electricity

Base lighting installation (recessed type luminaires Neutral color LED) in hallways, kitchen, bathrooms, living room, terrace and gallery. Decorative lighting provision. Pre-installation of Home Cinema and Sound.

- Mechanisms and sockets from leading brands configured in housing and common areas according to regulatory specifications and project design.

Kitchen

Kitchen equipped with high and low furniture. Drawers and doors with auto-brake system. Quartz agglomerate countertop (Silestone, Compac or similar brand) with undermount sink, top brand faucets with energy saving device water.

Appliances included:

- Smoke extractor hood.
- Oven.
- Touch-control induction hob.
- Fridge.
- Dishwasher.
- Washing machine.
- Microwave.
- Pre-installation of dryer.

Bathrooms and plumbing

The bathrooms have:

- Shower trays.
- Shower screen.
- Washbasin cabinet.
- Surface mirror on washbasin cabinet.
- Lighting with LED spotlights recessed in the ceiling above the sink.
- Top brand toilet with built-in cistern and double discharge system.
- Top brand faucets.
- Wall-mounted shower faucets + sprayer.

Solarium

Homes that have a private solarium on their roof have direct access from inside the home via a staircase for private use.

They are equipped with:

- Jacuzzi with outdoor hydromassage.
- Elevated platform next to the jacuzzi for sunbathing.
- Shower with hot and cold water.
- Electrical sockets, television and data sockets, lighting, hot and cold water connection point.
- Built with asphalt waterproofing, thermal insulation, and paved with natural stone in light tones.
- With an almost imperceptible slope for water collection.
- Ensures good insulation and that the floor does not become excessively hot.

The separation between different solariums will be made by a solid wall.

Urbanization

Gated community, with pre-installation for the possible placement of security cameras. The main pedestrian access to the urbanization is on Juan de la Cierva street.
It consists of a large entrance with electric opening doors and video intercom. The mailboxes will be located in the area agreed upon with the postal service. The urbanization has a secondary pedestrian access on Alborán Street. Both entrances are connected inside the plot through large pedestrian areas from which to access the different portals.

Green areas with abundant vegetation, grass and trees native, with irrigation installation. It also has urban furniture such as benches, trash cans, signage, and exterior lighting.

The urbanization has the following services:

Children's play area: Outdoor area with approved prefabricated children's games, with pavement safety rubber.

Pool for adults: Pool with interior lighting (LED) and stairs with handrails.

Children's pool: Shallow pool, with a glass coating and easy access.

Jacuzzi: With capacity for 7 people.

Showers and recreation area.

Telecomunications

Fiber optic socket in living room. Television sockets in living room, kitchen, all bedrooms, terrace and solarium. Data collection and RJ45 telephony in the living room, kitchen, all bedrooms, terrace and private solarium.

Interior carpentry and glazing

Home access door: armored, with security lock. Lacquered, solid interior passage doors, sliding magnetized and cushioned closure with rubber weatherstripping on the frame.

- Anti-slamming doors.
- Acoustic isolation.

Built-in wardrobes with sliding and/or folding doors lacquered same finish as the interior doors. Inside Wardrobes lined with bar + trunk + drawers.

Parking

Each home has a parking space and storage room in the basement. Installation of trays that will facilitate the possible installation of electrical outlets.



Project energy rating: B

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February 2024.