

## Quality Specifications

FOUNDATION: It will be made by means of isolated foundation footings and tie beams.

STRUCTURE: One-way slabs throughout the house.

EXTERIOR ENCLOSURES - Ceramic enclosures with thermo-acoustic insulation.

FACADES: Exterior treatment with white single-layer materials and porcelain tiling.

### **ACCESSES-FLOORING-TILES:**

ACCESS TO THE HOUSE:

- The access to the house will be paved with non-slip porcelain tiles, top brands.
- Enclosed urbanisation, with a perimeter of white block wall on footing, and metal fencing.

### **PAVING:**

INTERIOR STAIRS:

- Porcelain tiling, top quality.

EXTERIOR STAIRS AND TERRACES:

- Non-slip porcelain tiling, first quality.

OUTBUILDINGS IN THE HOUSE

- Top quality rectified porcelain tiling in all rooms, large format.

TILING:

- Rectified porcelain tiling, first quality, in bathrooms (Argenta).

### **Plaster/Aluminium:**

Aluminium and top-quality glass, ABIV efficiency.

### **FALSE CEILINGS:**

- False ceilings of plaster and plasterboard for painting in bathrooms and in any room that the project management deems appropriate due to the necessary circumstances of the

installations. Dismountable false ceiling in bathrooms for registering air conditioning and extraction machine area in wet areas.

#### **EXTERIOR CARPENTRY-GLASS:**

-Aluminium sliding windows with thermal bridge break, closing with handle and double anchorage point.

- Motorized blinds.

-Climalit glass 4+4/14/4/4+4.

#### **CARPENTRY**

##### **KITCHEN CUPBOARDS**

Noble, quality materials that last over time.

##### **INTERIOR CARPENTRY:**

-Gardesa F2000C armoured security front door with three security points, anti-bumping, anti-drill, anti-picking and anti-sinking. With knob and peephole.

-Interior doors in smooth white lacquered wood with joint cover, concealed hinge, weatherstripping and magnetic locking. Of the same quality and with interior doors in bathrooms and toilets. Fittings and handles finished in white.

##### **BUILT-IN WARDROBES:**

Top quality finishes, with mezzanine, different shelves and hanging rail. Lacquered doors and linen interior, milled handle, also in suite room with shelving detail finished in wood options to choose from. Top quality self-braking anchors.

##### **ABIV Kitchen**

##### **KITCHEN:**

-Design kitchen with high quality furniture with high and low cupboards. Choice of gloss or matt white finishes with different decorative options in wood.

-Compaq brand worktop in different finish options, with overhang in peninsula area creating a bar area.

-Palm model resin sink finished in white.

- Dishwasher installation.

- Extendable white tap, for better use.

- Appliances in white glass or paneled (Oven, Micro, Fridge, Vitro, etc).

**GALERY:**

- Aerothermics 150L A++.
- Washing machine installation

**ABIV BATHROOMS****BATHROOMS**

- Hot and cold-water installation according to NT-BE-IFC standards with PPR pipes. Hot water pipes lined to avoid heat loss.
- White Imex built-in single lever taps.
- White wall hung sanitary ware with W.C. cover in the same colour with recessed cistern and push button in white maca Villeroy & Boch.
- Shower enclosures, benches, washbasins in two models and vanity unit, mirrors in both bathrooms.
- Shower enclosure in shower, and shower flooring as in the rest of the house.

**SOLARIUM:**

- Terrace formed by concrete slopes, waterproofing insulation and non-slip porcelain paving.
- Water and electricity installations for service and use of the area, lighting by recessed beacons.
- Option-Outdoor kitchen fully equipped with hot and cold water and closed by motorised blinds. 6000€

Structurally reinforced Jacuzzi area with electrical and drainage installation in anticipation of future installation -OPTION-JACUZZI- 6000€.

- Outdoor shower with hot and cold water.

**ABIV PAINTING**

- Finished in premium quality smooth paint, areas of skirting board embedded in partition wall and plastered in areas of delicate finishes, main finish of the dwelling in white ral-9010, bedroom headboards and main living room wall in tones to choose from ral a2002-y50r and NCS S 2005-B80G. -LIVING ROOM WALL OPTION - Natural stone or tile 2000€.

## **ELECTRICITY AND TELECO**

- Electrical installation in accordance with the new Low Voltage Regulations.
- Installation of hot and cold air conditioning by ducts. -AIRZONE OPTION - 3000€.
- Recirculating air extractor in humid areas.
- Installation according to telecommunications regulations.
- Mains and TV sockets in all rooms.
- Basic lighting package throughout the house and video door entry system.
- All elements in LED and with warm light 3000.
- Possibility of adding LED strips in kitchen, living room and bathroom niches. -OPTION OF AMBIENT LED PACKAGE- 1800€.

## **COMMON ELEMENTS:**

- Installation of double access mailboxes in communal access areas, in accordance with the regulations of the General Directorate of the Post Office for the installation of mailboxes.
- Installation of collective TV aerial. In accordance with Telecommunications regulations.

## **SUSTAINABILITY**

### **COMFORT AND SUSTAINABILITY ABIV:**

AREAbeach IV is made up of through dwellings, that is to say, with double façades, thus creating cross ventilation that facilitates the ventilation of the dwellings, thus achieving natural freshness in summer and therefore providing significant savings in air conditioning. Furthermore, thanks to the east-west orientation of the dwellings, excellent thermal comfort is achieved in winter, saving heating during this time of the year. If we add to all this the use of aérothermal energy for hot water, we can achieve excellent thermal comfort in winter, saving on heating during this time of the year.

If we add to all this the use of aérothermal energy for domestic hot water, this leads us to the use of renewable energies in all of the dwellings. All of this, together with the high quality of insulation in the homes, together with the aluminium joinery and glazing used, optimise thermal comfort, thanks to which it will hardly be necessary to use electricity in order to achieve comfort inside the home.

## **HIGHLIGHTS**

1. Fully equipped kitchen, including electrical appliances.
2. Screens and bathroom furniture included.
3. Motorized blinds on windows.
4. General lighting in all rooms already incorporated.
5. Installation of ducted air-conditioning, including air conditioning.
6. In solarium, outdoor shower, reinforcement area with pre-installation for jacuzzi.
8. Outdoor swimming pool on ground floor in.