



Gran Vía de Alicante

Irrespective of possible modifications due to technical decisions or legal-regulatory imperatives, the Building Specifications for the Project are as follows:

STRUCTURES

- ✓ Concrete walls and insulated reinforced concrete spread footing foundations in accordance with calculation and current legislation.
- ✓ Reinforced concrete structure in accordance with calculation and current legislation.

PARTITIONS AND FACADE

- ✓ Building envelope of 3-tone facing brick facade in accordance with infographics, to be decided by the Construction Project Coordinator, combined with glass balustrades on terraces and balconies.
- ✓ The inside partitions and facade cladding panels will be of large-sized brick with thermal and acoustic insulation in facades and dividing walls.

HORIZONTAL AND VERTICAL FACES

- ✓ Gypsum plaster on vertical faces.
- ✓ Gypsum plaster on horizontal faces, except in kitchens, bathrooms and corridors where false plaster ceilings will be used.

THERMAL AND ACOUSTIC INSULATION

- ✓ All homes include thermal and acoustic insulation in all the faces of the perimeter casing, floors, ceilings and walls, as well as double partitions with acoustic insulation in walls with other dwellings and common areas.
- ✓ The thermal and acoustic insulation thicknesses required by regulations have been increased in order to achieve energy rating type B.

FLOORING AND TILING

- ✓ The homes will be floored in oak or beech floating laminate, fitted in the Spanish style with matching skirting board except in the wet rooms.
- ✓ Top quality, large-size stoneware tile flooring in secondary bathroom and kitchen.
- ✓ Master bathroom completely surfaced in cream marble.
- ✓ Stoneware tiles in kitchen and secondary bathroom.
- ✓ Exterior terraces will be floored with top quality non-slip tiling in a format suitable for outdoor use.
- ✓ The area of open porches will be paved with top-quality anti-slip stoneware tiling in a suitable format, or with "Paviprint" printed, coloured concrete or similar.
- ✓ Entrance hall with marble flooring and stone veneer and/or decorated in wood.
- ✓ Possibility to customize homes with different types of finishes.

EXTERIOR FINISHING WORK

- ✓ Thermal break aluminium, colour to be defined by Construction Project Coordinator (compact splayed arch type). Roll-up die-cast aluminium window blinds in same colour as finishing work. Planiterm low-emissivity double glazing, type Climalit or similar, with safety glass in required areas, oscillating opening and microventilation.

INTERIOR FINISHING WORK

- ✓ Security entrance door with brass steel fittings and anti-crowbar type wide-blade hinges with TESA security lock or similar.
- ✓ The interior doors will be smooth with slotted grooves in oak or beech veneer to match the parquet with joint sealer of the same material.
- ✓ Cabinet and wardrobe fronts will be of complete smooth sheets in oak or beech without grooves.
- ✓ Interior finishing work optional in white lacquer.



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Building Specifications

PAINTWORK

- ✓ Ceilings and walls in flat water-based paint in all rooms.
- ✓ 90 cm plastic baseboard with different coloured stripe in garages.

PLUMBING

- ✓ White JACOB DELAFONT (or similar) bathroom fittings in main and secondary bathroom, glass-lined steel bathtub and large-sized shower tray, JACOB DELAFONT (or similar) single-lever (mixer) taps with stopcocks per device and stopcocks per wet room.

HEATING

- ✓ Central with micro cogeneration. Individual dual-piped distribution with individual thermostat and consumption meter.
- ✓ Aluminium radiators, individual distribution network in reticular polythene and ambient thermostat.
- ✓ Micro cogeneration installation in accordance with the ACS (Hot Sanitary Water) regulations for production support.

ELECTRICITY

- ✓ SIMÓN mechanisms (or similar) in white to be chosen by the Construction Project Coordinator and will conform to the current security regulations.

TELEPHONES, TV/FM AND SATELLITE DISHES

- ✓ Sockets for telephone and TV/FM will be installed in kitchen, living room and bedrooms of each home and will conform to the current telecommunications regulations.

AUTOMATIC ENTRY PHONE

- ✓ All homes will be equipped with video intercom.

LIFT

- ✓ Two speeds and of regulation size for disabled use.
- ✓ Lift landing and cabin doors will be telescopic and automatic. Cabin door of stainless steel and enamel painted landing doors.

ADDITIONAL FACILITIES

- ✓ All homes will have pre-installed air conditioning in living room and bedrooms.
- ✓ All homes will be equipped with an alarm system.
- ✓ The kitchens will be equipped with high- and low-level units and a granite counter.
- ✓ Vitroceramic hob, extractor hood and sink.

RESIDENTIAL AREA

- ✓ Swimming pool
- ✓ Spacious communal areas
- ✓ Children's play area
- ✓ Social Club
- ✓ Paddle tennis court
- ✓ Water treatment system (water softener)

ENERGY PERFORMANCE CERTIFICATE:

