

QUALITY SPECIFICATIONS

The Residential Complex, named **ABELIAS**, with a total of 112 homes will be built on a Plot of 10,200 sqm. The homes are arranged in thirteen Blocks planned in two Phases.

PHASE I : 50 homes in six blocks:

Blocks 1 and 2 have levels 1 and 2 with three apartments per floor

Block 3 has levels 1, 2 and 3 with 3 homes on levels 1 and 2, and 2 homes on level 3.

Blocks 4, 5 and 6 have 4 levels each, with 2, 3, 3 and 2 homes per level respectively.

Around the built area on Phase 1, gardens, sports areas with accessible pedestrian ramps and garage access ramps will be built, and outdoor parking spaces for visitors.

PHASE II : 62 homes in seven blocks:

Blocks 7 to 11, both included, have 4 levels of housing each, with 2, 3, 3 and 2 homes respectively.

Blocks 12 and 13 have levels 1 and 2 with three apartments per floor.

On Abelias Phase II plot, gardens, a second garage access ramp and accessible pedestrian ramps to the Social Club will be built. (Outdoor parking?)

COMMUNAL AREAS

On an independent plot, adjacent to the Torrequebrada Golf Practice Course, and with pedestrian access from Abelias, the Social Club will be constructed. It will include a gym, a multipurpose room for meetings or co-working, indoor heated pool, spa, changing rooms, paved and shaded outdoor areas, and an outdoor area with two pools and a beach-solarium zone.

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FOUNDATION Reinforced concrete.

STRUCTURE Reinforced concrete, grid slab.

FACADES Ceramic brick, air chamber with insulation and interior cladding using dry partition walls.
Externally plastered in mortar and painted in ochre colours.
Awnings over pergola on penthouse terraces
Separations between terraces with parapet walls and planters or metal latticing.

ROOF Pitched roof with Arabic tiles.
Terraces: inverted roof with thermal insulation.

PARTY WALLS Separation between houses in brick, clad on both sides with dry partitions walls and acoustic and thermal insulation.

INTERIOR PARTITION WALLS
All interior partitions on drywall system.

ALUMINIUM JOINERY
Exterior joinery in grey lacquered aluminum, double glazing and thermal bridge break.
Sliding doors leading to terrace.
In bedrooms, sliding or hinged doors with motorized blinds.
Terrace railings: low parapet and upper safety laminated glass with a transparent polyvinyl butyral film.

INTERIOR CARPENTRY
Armoured main entrance door matching the interior carpentry.
Lacquered passage doors, locks in bathrooms and master bedroom.
Handles and hardware in chrome.
Built-in modular wardrobes in all bedrooms, lined inside, hanging bar, shelves and drawers subject to the space available in each room.

FLOORING Large-format porcelain flooring throughout, skirting in the same material
Large-format non-slip porcelain on terraces.

CEILINGS False ceilings in laminated plasterboard throughout the house, water-repellent type in wet areas, registers for interior air conditioning units.
Perimeter recessing prepared for LED.

PAINT Plastic paint on untiled walls and ceilings.

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BATHROOMS Ceramic tile cladding.
Mirrors
Double-bowl porcelain washbasins in master bedrooms.
Single-bowl porcelain washbasins in the rest of bedroom's bathrooms.
Roca brand appliances or similar.
Suspended toilets with concealed water tank and double flush plate
Showers in all bathrooms with laminated security glass-pane.
Toilets in main bathroom with laminated security glass-pane.
Chrome-plated single-lever taps.

KITCHENS Walls with porcelanic cladding.
Melamine furniture.
Electric cooker hob and kitchen exhaust fan
Oven, microwave, dishwasher, fridge-freezer
Panelled appliances matching the kitchen furniture.
Built-in sink and single-lever tap.

FACILITIES
Hot/cold air conditioning through ducts in false ceiling, with supply fixed louvre vents in living room and bedrooms.
Indoor AC equipment located in false ceilings in bathrooms, outdoor machines on terraces.
Hot water production with Aerothermal heat pump
Internal water distribution network on polyethylene pipe.
Water intake on terraces.
Installation of indoor air renewal with extraction in bathrooms and kitchens.
Electrical installation according to REBT, high degree of electrification.
Lighting with fixed wall lamp on terraces. TV, TF and Telecommunications sockets in living room and terraces
Electrical mechanisms.
TV and TF sockets in required rooms according to IT Regulations.
Video intercom with voice and image receiver.

COMMON AREAS
Access areas to homes and stairs in ceramic flooring.
Elevator on all stairs.
Parking in basement floor: remote control door opening, lighting with movement detectors.
Automated watering system in landscaped areas.

Social Club in a separate plot:
Community swimming pools in a landscaped and paved enclosure.
Club House: indoor communal areas including indoor heated pool, spa, gym, multipurpose room, toilets and changing rooms.

STORAGE ROOMS Some homes will have a storage room in the semi-basement floor.
Access through the building's elevator. Stoneware flooring.