



## **Building Specifications AREABeach V**

**AREABeach V** will be executed in compliance with all existing regulations on Basic Building Standards and special regulations. And according to the license requested from the ROJALES City Council, File No. 1942/2025: AbV Phase 1 No. 1943/2025: AbV Phase 2 No. 1948/2025: AbV Pool.

**FOUNDATION.-** It will be carried out using isolated foundation footings and tie beams.

**STRUCTURE.-** Unidirectional slabs throughout the house.

**EXTERIOR ENCLOSURES.-** Ceramic enclosures with thermo-acoustic insulation.

**FACADES.-** Exterior treatment with white single-layer materials, porcelain cladding, and natural stone.

### **ACCESS-PAVEMENTS-TILING:**

#### **HOUSE ACCESS:**

- In the access to the house, the pavement will be non-slip porcelain, top brands.
- Closed urbanization, with a perimeter wall of white block on footing, and metal fencing.

#### **PAVEMENT:**

#### **INTERIOR STAIRS:**

- Porcelain pavement, top quality8.

#### **EXTERIOR STAIRS AND TERRACES:**

- Non-slip porcelain pavement, top quality.

#### **DEPENDENCIES IN THE HOUSE:**

- Rectified porcelain pavement of top quality in all dependencies, large format.

#### **TILING:**

- Rectified porcelain tile, top quality, in bathrooms.

#### **Plaster/Aluminum:**

- Top quality aluminum and glass, ABV efficiency.

#### **FALSE CEILINGS:**

- False ceilings made of plasterboard and drywall in bathrooms and in any dependency that the project management deems appropriate due to the required circumstances of the installations. Removable false ceiling in bathrooms for access to the air conditioning machine area and extraction in humid areas.



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

- Sliding windows in aluminum with thermal break, handle closure, and double anchoring point.
- Motorized blinds.
- Climalit glass 4+4/14/4+4.

#### **CARPENTRY:**

##### **WARDROBES-KITCHEN:**

- Noble and quality materials that last over time.

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

- Security armored entrance door to the house Gardesa F2000C with three security points, anti-bumping, anti-drill, anti-extraction, and anti-sinking. With knob and peephole.
- Interior passage doors in smooth white lacquered wood with trim, hidden hinge, weatherstrip, and magnetic closure. Of the same quality and with interior locks in bathrooms and toilets. Hardware and handles finished in white.

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

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

#### **Kitchen ABV**

##### **KITCHEN:**

- Designer kitchen with high-quality furniture with high and low cabinets. Finishes to choose from, white gloss or matte with different decorative options in wood.
- Compaq brand countertop in different finish options, with overhang in peninsula area creating bar area.
- Resin sink model palm finished in white.
- Dishwasher installation.
- Extendable white faucet, for better use.
- Appliances in white glass or panelable. (Oven, Microwave, Fridge, Vitro, etc.).

##### **LAUNDRY/GALLERY:**

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



## **BATHROOMS ABV**

### **BATHROOMS:**

- Installation of cold and hot water according to NT-BE-IFC standards with PPR pipe conduits. Hot water conduits covered to avoid heat loss.
- Single-lever built-in faucet in white.
- Suspended white sanitary ware with white WC lid with built-in cistern and white push button Villeroy & Boch brand.
- Screens, countertops, sinks in two models, and under-counter furniture, mirrors in both bathrooms.
- Niche in shower, and shower pavement like the rest of the house.

### **SOLARIUM:**

- Terrace formed by concrete slopes, waterproof insulation, and non-slip porcelain pavement.
- Water and light installations for service and use of the area, lighting by recessed beacons.
- OPTION-EXTERIOR KITCHEN fully equipped with cold water and closed by motorized blind. €6000.
- Area for Jacuzzi structurally reinforced with electrical and drainage installation in anticipation of future installation.-OPTION JACUZZI- €6000.
- Outdoor solar cold water shower.

## **PAINTING ABV**

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

## **ELECTRICITY AND TELECO**

- Electrical installation carried out in accordance with the new Low Voltage Regulation.
- Air conditioning installation with cold and heat pump through ducts. -OPTION AIRZONE- €3000.
- Recirculated air extractor in humid areas.
- Installation according to telecommunications regulations.
- Network and TV socket in all rooms.
- Basic lighting package throughout the house and video intercom.



- All elements in LED and with warm light 3000.
- Possibility to add LED strips in kitchen, living room, and bathroom niches. -OPTION LED AMBIENCE PACKAGE- €3000.

#### COMMON ELEMENTS:

- Installation of double access mailboxes in common access areas, in accordance with the standards of the General Directorate of Correos for the installation of domiciled lockers.
- Installation of collective TV antenna. According to telecommunications regulations.

#### SUSTAINABILITY

##### COMFORT AND SUSTAINABILITY ABV:

**AREABeach V** is composed of pass-through houses, that is, with double facades, thus creating cross ventilation that facilitates the aeration of the houses, thus achieving natural coolness in summer and therefore providing significant savings in air conditioning. Additionally, thanks to the east-west orientation of the houses, excellent thermal comfort is achieved in winter, saving heating during this time of year. If we add to all this the use of aerothermal energy for domestic hot water, it leads to the use of renewable energies in all the houses. All this combined with the high quality of insulation carried out in the houses, along with the aluminum carpentry and glazing used, optimizes great thermal comfort, thanks to which the use of electrical consumption will hardly be necessary to achieve well-being inside the house.

#### HIGHLIGHTS

1. Fully equipped kitchen, including appliances.
2. Screens and bathroom furniture included.
3. Motorized blinds on windows.
4. General lighting in all rooms already incorporated.
5. Air conditioning installation through ducts, including ac machine.
6. In Solarium, outdoor shower, reinforced area with pre-installation for jacuzzi.