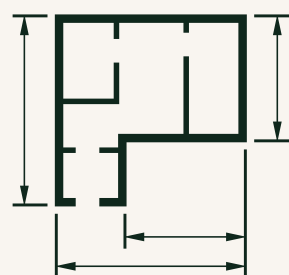




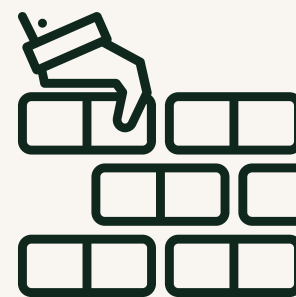
BUILD QUALITIES

APARTMENTS FINESTRAT PARADISE RESORT



STRUCTURE

Prior to the drafting of the project and the start of the works, a geotechnical study of the land was carried out on the plot where the apartments, car park, storage rooms and resort will be located, to check the bearing capacity of the soil and, based on this capacity, the reinforced concrete structure and foundations have been chosen as the most suitable solution.



THE FOUNDATIONS

Will be built by means of reinforced concrete footings and slabs, based on the resistance of the ground that has been ascertained in the geotechnical study carried out on the land. Each apartment block has an individual geotechnical study that has been used by the senior architect for the design of the foundations of each block, together with the basement and the storage rooms.

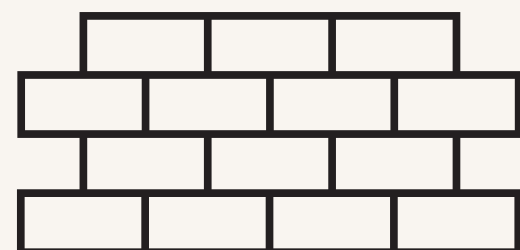


THE BASEMENT

Will be built with a reinforced concrete perimeter wall, with waterproofing on the outside to avoid damp and filtrations. In the external area of the wall, a drainage pipe will be placed to evacuate rainwater and other types of water towards the street and the public sewage system. The basement will consist of parking spaces and storage rooms.

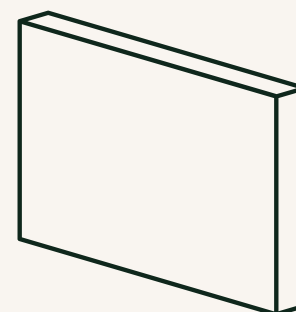
The structural elements (pillars, beams and slabs) will be made of reinforced concrete.

The entire structure and foundations will be permanently controlled by an approved laboratory and a Technical Control Organisation, independent of the Developer, the architect responsible for the project and the Technical and Project Management.



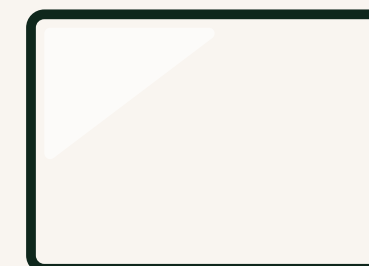
EXTERNAL WALLS

Exterior façade composed of main sheet with 11cm ceramic brick, with thermal and acoustic insulation, finished inside the property with Pladur plasterboard partitioning or similar brand. The composition of this wall will be designed by the Technical and Project Management in order to achieve maximum energy efficiency, which, as stated above, will be A. All interior partitioning will be carried out using Pladur type partition walls (or similar) in compliance with the T.B.C. regulations.



DIVISIONS BETWEEN HOMES

The division between properties has been designed by the senior architect to guarantee maximum soundproofing. For this purpose, an 11 cm ceramic partition wall with 4 cm insulation foil will be installed on both sides, which will be covered with another ceramic or Pladur partition wall (or similar brand).



GLASS RAILINGS ON TERRACES

In order to provide the best views from the terraces of each apartment, the protective railings have been designed in glass so that they do not break the continuity of the views of the resort and the Benidorm skyline.





EXTERIOR CARPENTRY

In order to guarantee maximum thermal and acoustic insulation, PVC window and balcony frames will be used (to avoid thermal bridges). The colour of this exterior carpentry will be ANTHRACITE (7016).

The windows will be fitted with ventilation in compliance with the T.B.C (Technical Building Code).

The glass will be Guardian Sun and/or similar with double glazing and air chamber, all in accordance with the T.B.C to achieve the maximum energy classification.



EXTERNAL WINDOW AND BALCONY ROLLER SHUTTERS

Motorised roller shutters in the living/dining room, bedroom 1, bedroom 2 and bedroom 3. In the kitchen of the 3-bedroom apartment there will be non-motorised roller shutters. In the kitchen of the 2-bedroom apartment there will be no shutters. The rest of the rooms will not have roller shutters.





FLOOR AND WALL TILES

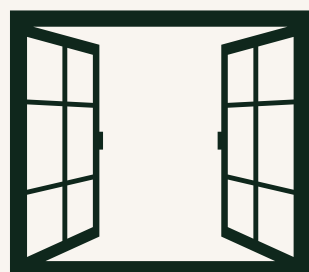
The apartments will be fitted with top quality porcelain stoneware floor and wall tiles. The laundry room will be made entirely of white tiles. The client will be able to opt for different combinations that will be shown in the show house or on the website (depending on the progress of the building works).



INTERIOR PAINTING

The interior walls will be finished with washable smooth white paint applied on Pladur plasterboard (or similar brand). The walls of the kitchen where the furniture will be placed will be made of plasterboard and painted with exposed white paint.



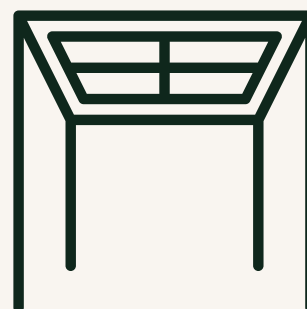


INTERIOR CARPENTRY

Built-in wardrobes according to the design of the plans for each room. The interior will be delivered finished with panels, shelves and coat racks. These wardrobes will have a white finish on the outside. The interior will be lined with textile melamine.

The access door to the main entrance of the house will be armoured with a security lock.

The interior doors will be smooth and finished in white.



FALSE CEILINGS

False ceilings of Pladur (or similar brand) will be installed throughout the property. If the Technical Management deems it appropriate, removable panels will be installed in order to conceal installations that are accessible through the ceiling (as is the case of the bathroom, etc.).



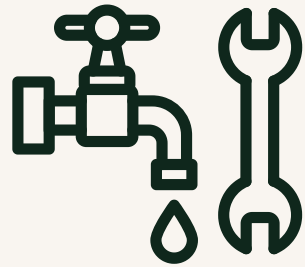
KITCHEN

The kitchen furniture will be designer, top of the range with laminate finishes in 3 colours to be chosen by the client (depending on the progress of the building work).

The kitchen worktop and peninsula will be made of high-quality porcelain material suitable for kitchens. There will be a choice of 3 different colours (depending on the progress of the building work).

The sink will be made of high-quality stainless steel. The taps will be stainless steel mixer taps with osmosis filter included.

White goods from the German brand BOSCH will be integrated in the kitchen. The washing machine will be installed in the utility room and will be free standing.



PLUMBING AND SANITATION

Multilayer piping (lined with casings for hot water) will be used. This material is resistant to all types of corrosion, does not produce waste, does not modify the properties of the water and also has a low conductivity coefficient, thus reducing heat loss.

The apartments will be delivered with a communal electronic water softener.

The drains will be made of soundproofed PVC pipes that will run through the false ceiling to eliminate noise caused by running water.

The property will have domestic hot water (DHW) production by means of aerothermal generation. In addition, the property will have hot and cold air conditioning with indoor/outdoor unit. Airzone pre-installation will be provided for those clients who so wish.

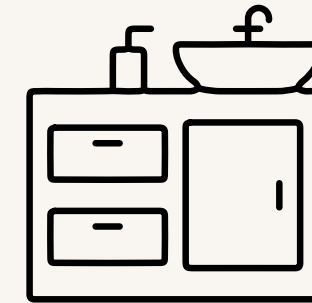


SANITARY FITTINGS AND TAPS

The sanitary fittings shall be of first quality finished in white porcelain. Toilets will be wall hung.

All taps and shower heads will be of first quality and will be in chrome finish.

Shower trays will be fitted with a special anti-slip resin.



BATHROOM FURNITURE

All bathrooms will be equipped with bathroom furniture, mirror and LED lighting. The bathroom furniture will be designed in top quality matt finish (with a choice of 3 colours, depending on the progress of the building work).





ELECTRICITY

All the electrical installation will be carried out in accordance with the current T.B.C regulations with top quality mechanisms. The mechanisms will be black. These mechanisms will be installed in the main rooms of the property. In addition, all bedrooms will be fitted with a data socket.

The property will be fitted with interior and exterior lighting as standard.

In the bathrooms an electric mesh will be installed as underfloor heating.

The resort has up to 35Kwh (located above the gym) of self-consumption for the communal areas that need it. Each block of apartments has its own solar panels of between 3-6Kwh used for the communal areas of each block of apartments. In addition, those properties that have their own private solarium (second floor) will have 3 solar panels for self-consumption for each private property.

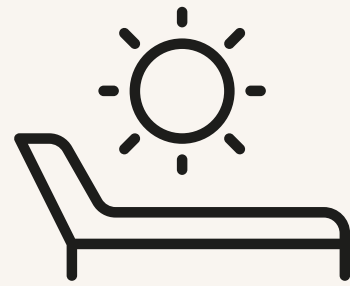


HOME AUTOMATION

The properties will have a top-quality home automation system with the following control systems:

- Security with motion sensors
- Automated shutters
- Lighting control
- There is the possibility of extending the basic package with extras such as connection to alarm control with police notification.





SOLARIUM

The solarium is located on the top floor of each apartment block. All top floor properties will have their own private staircase to access the solarium terrace. This solarium will be equipped with a prefabricated pergola, barbecue area, top quality porcelain stoneware worktop, water supply, electricity and LED lighting.



LEISURE AND RECREATION AREAS

FINESTRAT PARADISE RESORT will have a children's play area, a swimming pool for the use and enjoyment of all the owners, a 25m long semi-Olympic swimming pool, a paddle tennis court, outdoor gymnasium, petanque court, indoor gymnasium, co-working room with spaces for teleworking and meetings and a multi-purpose room. Solar panels with a capacity of up to 35 kWh will be installed on the roof of the gym. The resort will also be landscaped in a Mediterranean style with: yucca rostrata, cycas revoluta, washingtonia palms, palmettos, and artificial grass areas combined with gravel areas in various colours. The communal areas of the resort will have an automated irrigation system.



EXTRAS: everything that is not included in this building specifications will be considered an extra. They will only be carried out on request and with the prior acceptance of the promoter. An estimate will be presented to the client and once accepted and paid for, it will be carried out.

DISCLAIMER: the purchaser gives permission to the developer to make changes and adjustments to the property without reducing the quality, if this is necessary due to technical aspects.





BUILD QUALITIES

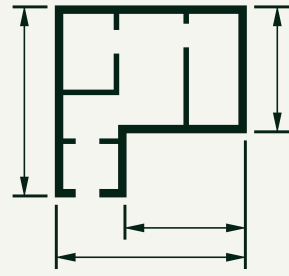
VILLAS FINESTRAT PARADISE RESORT

THE PROJECT

The project is located in the municipality of Finestrat (Alicante), adjacent to the municipalities of Benidorm, La Vilajoyosa, La Nucía, Polop, Sella and Orxeta. All these municipalities are part of the Marina Baja region.

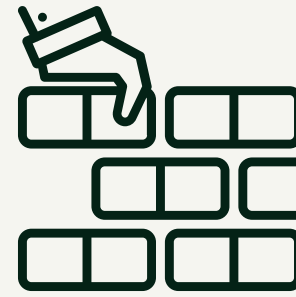
The project described consists of an area of 23,508 square metres of land.





STRUCTURE

Prior to the drafting of the project and the start of the works, a geotechnical study of the land was carried out on the plot where the villas will be located to check the bearing capacity of the soil and, based on this capacity, the reinforced concrete structure and foundations were designed as the most suitable solution.



THE FOUNDATIONS

Will be built by means of reinforced concrete footings and slabs, based on the resistance of the soil ascertained in the geotechnical study carried out on the land.

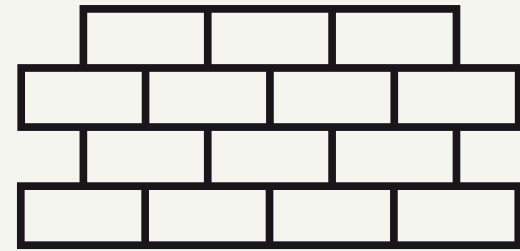


THE PRIVATE BASEMENT

Will be built with a reinforced concrete perimeter wall, with waterproofing on the outside of the wall to prevent damp and filtrations. In the external area of the wall, a drainage pipe will be placed to evacuate rainwater and other types of water towards the street and the public sewage system. The basement consists of two parts: parking plus living area (together with a large basement courtyard).

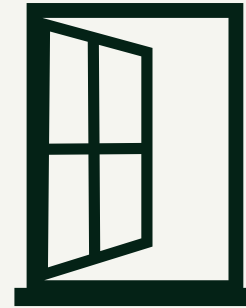
The structural elements (pillars, beams and slabs) will be made of reinforced concrete.

The entire structure and foundations will be permanently controlled by an approved laboratory and a Technical Control Organisation, independent of the Developer, the architect responsible for the project and the Technical and Project Management.



WALLS

Exterior façade composed of main sheet with 11cm ceramic brick, with thermal and acoustic insulation, finished inside the property with Pladur plasterboard partitioning or similar brand. The composition of this wall will be designed by the Technical and Project Management in order to achieve maximum energy efficiency, which, as stated above, will be A. All interior partitioning will be carried out using Pladur type partition walls (or similar) in compliance with the T.B.C. regulations.



EXTERIOR CARPENTRY

In order to guarantee maximum thermal and acoustic insulation, PVC window and balcony frames have been chosen (to avoid thermal bridges). The colour of this exterior carpentry will be ANTHRACITE (7016), of which there is a sample to show the client. The windows will be fitted with ventilation in compliance with the T.B.C (Technical Building Code). The glass will be Guardian Sun and/or similar with double glazing and air chamber, all in accordance with the T.B.C. to achieve the maximum energy classification.



EXTERNAL WINDOW AND BALCONY SHUTTERS

The roller shutters in the living/dining room, bedroom 1, bedroom 2, bedroom 3, bedroom 4 are motorised. The rest of the rooms that are not named do not have shutters (such as the bathrooms).





FLOOR AND WALL TILES

The floor and wall tiles throughout the property will be top quality large porcelain stoneware tiles. There will be a choice of colours and finishes (depending on the progress of the building works).

The tiles in the bathrooms and wet areas will also be porcelain stoneware with a choice of different colours and shapes (depending on the progress of the building works).

The kitchen walls where the furniture will be placed will be made of Pladur (or similar brand) and painted with white paint.

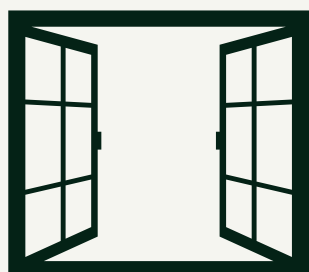
Indistinctly, the client will be able to opt for other floorings that will be available to the client in the show house, the office or on the website (depending on the progress of the building works).



INTERIOR PAINTING

The interior walls will be finished with washable smooth white paint applied on Pladur (or similar brand).





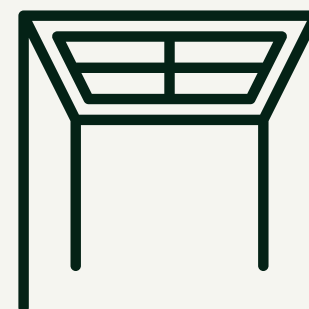
INTERIOR CARPENTRY

In the main bedrooms (bedrooms 1 and 2) there will be spacious dressing rooms in accordance with the design of the plans for each room. The interior will be delivered with panels, shelves and coat rack areas, as well as LED lights. They will be lined with textile melamine with imitation wood finish.

The rest of the bedrooms will have large built-in wardrobes in accordance with the design of the plans for each room. The interior will be finished with panelling, shelves, coat rack areas and LED lighting. These wardrobes will have a white laminate finish and interior will be lined with textile melamine.

The access door to the main entrance of the property will be armoured with security lock.

The interior doors will be smooth and finished in white, and they will go up to the ceiling.



FALSE CEILINGS

False ceilings of Pladur (or similar brand) will be installed throughout the property. If the Technical Management deems it appropriate, removable panels will be installed in order to conceal installations that are accessible through the ceiling (as is the case of the bathroom, etc.).

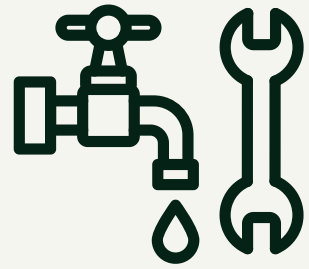


KITCHEN

The kitchen units will be of top-of-the-range design with matt lacquered units and wooden wall units.

The sink will be made of top-quality stainless steel. The taps will be stainless steel mixer taps with osmosis filter included.

Top quality built-in electrical appliances in the kitchen. The washing machine will be installed in the basement and will be free standing.



PLUMBING AND SANITATION

Multilayer piping (lined with casings for hot water) will be used. This material is resistant to all types of corrosion, does not produce waste, does not modify the properties of the water and also has a low conductivity coefficient, thus reducing heat loss.

The property will be delivered with its own electronic water softener for each detached villa.

The drains will be made of soundproofed PVC pipes that will run through the false ceiling to eliminate noise caused by the sound of running water.

In addition, the property will have domestic hot water (DHW) production by means of aerothermal generation. Air conditioning will be installed with an indoor/outdoor unit for hot and cold air, an Airzone system will be pre-installed for those clients who wish it as an extra. In addition, underfloor heating will be installed as standard throughout the house.

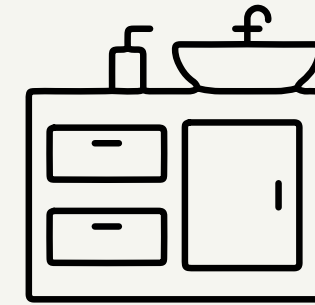


SANITARY FITTINGS AND TAPS

The sanitary fittings shall be of first quality finished in white porcelain. Toilets shall be wall-hung.

All taps and shower heads will be of first quality. They will be in chrome finish, but black can be chosen (subject to approval of the developer's quotation).

Shower trays will be fitted with a special anti-slip resin.



BATHROOM FURNITURE

All bathrooms will be equipped with designer bathroom furniture and mirror with LED lighting. The bathroom furniture will be designed in a wood colour to be chosen by the client (depending on the progress of the building works).





ELECTRICITY

All the electrical installation will be carried out in accordance with the current T.B.C regulations with top quality mechanisms. The mechanisms shall have a matt black finish. These mechanisms will be installed in the main rooms of the property. In addition, all bedrooms will have internet/phone sockets.

The property will be fitted with interior and exterior lighting as standard.

The private basement will be prepared for the pre-installation of an electric car charging point. In addition, the client will be able to choose as an extra if he/she wants a storage battery to make the most of the use of the solar panels.

All the villas have their own private installation of solar panels of up to 6kW.



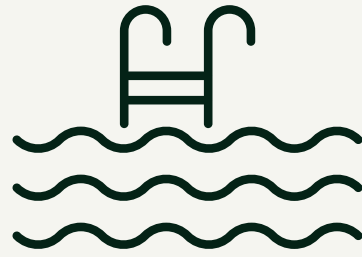
HOME AUTOMATION

The property will have a top-quality home automation system with the following control systems:

- Security with sensors and security cameras.
- Automated shutters
- Lighting control

There is the possibility of extending the basic package with extras such as connection to alarm control with police notification.

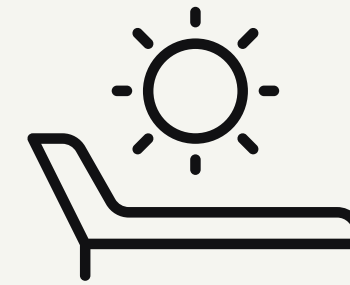




SWIMMING POOL AND GARDEN

The property will have a 32m² swimming pool, according to the plan presented to the client. The pool will be delivered with pre-installation ready to install an automated cover. The pool will be delivered with saline maintenance equipment.

The garden will be delivered with top quality artificial grass. The property will also be planted with trees (Olive and Cyca Revoluta).



SOLARIUM

The solarium is private for each independent villa with access by stairs (as shown in the plan). The solarium will be equipped with a prefabricated pergola, barbecue area, top quality porcelain stoneware worktop, water supply, electricity and LED lighting.



EXTRAS: everything that is not included in this building specifications will be considered an extra. They will only be carried out on request and with the prior acceptance of the promoter. An estimate will be presented to the client and once accepted and paid for, it will be carried out.

DISCLAIMER: the purchaser gives permission to the developer to make changes and adjustments to the property without reducing the quality, if this is necessary due to technical aspects.

