

QUALITY SPECIFICATIONS

Residencial Oriol at Condado de Alhama Golf Resort

FOUNDATIONS

Reinforced concrete foundation, according to the calculation of loads and terrain characteristics provided by the geotechnical study of the plot, carried out by an accredited laboratory, in accordance with the EHE.

STRUCTURE

Reinforced concrete structure complying with current seismic regulations, configured using pillars and slabs.

FAÇADE AND ROOF

Exterior façade of double hollow brick of 12 cm. plastered inside, 2 cm. air chamber, 8 cm. XPS thermal insulation, and 9 cm. double hollow brick, finished with continuous coating.
Inverted walkable flat roof with 100 mm. extruded polystyrene insulation.

CEILINGS

False plaster ceilings where required by work needs. Rest of ceilings plastered with plaster.

COATINGS, FLOORING AND TILING

The houses will be floored with top quality porcelain tiles and skirting boards of the same material.

The exterior terraces will be floored with non-slip stoneware tiles and skirting boards of the same material.

Top quality tiling in bathrooms.

PAINT

Walls finished with smooth white or similar plastic paint.

Smooth white plastic paint ceilings.

EXTERNAL WOODWORK

In dark gray lacquered aluminum with folding or sliding opening depending on the design, with profiles that guarantee adequate insulation with thermal breaks.

Motorized aluminum blinds in the same color as the carpentry.

INTERIOR CARPENTRY

Interior doors with white lacquered DM leaves, with their corresponding chrome fittings and handles of the same material.

Armored entrance door to the home, with a 3-point lock.

Fronts of built-in wardrobes in bedrooms with sliding doors, lined on the inside using a modular system, with a trunk and a hanging bar.

GLASSWORK AND LOCKSMITH

The exterior glazing is made up of 3 mm. double glass (3+3) / camera/ (3+3).

The exterior carpentry parapets will have secure glazing.

Stainless steel stair railing with secure glazing.

PLUMBING & SANITARY FITTINGS

High-quality white porcelain wall-hung toilets with the AENOR seal and dual-flush system.

Shower trays in bathrooms with integrated screen.

Bathroom furniture with sink, faucets and mirror.

Top quality mixer taps.

Water intakes on terrace and garden.

Sanitary water conduction will be through PPR and PVC sanitation with thermal insulation.

KITCHEN

White wall and base units, SILESTONE "north white" type quartz countertop with built-in stainless steel sink.

Smoke extractor hood.

ELECTRICITY AND COMMUNICATIONS

Embedded electrical installation according to low voltage electrotechnical standards and regulations for a power of 9200 W.

Top quality mechanisms.

Television and telephone sockets in living room and bedrooms.

Installation of equipment for capturing terrestrial, digital and satellite TV channels.

Video intercom with receiver in the home using a monitor.

Recessed lighting of the house will be LED type in corridors, kitchen and bathrooms.

OTHER FACILITIES

Pre-installation of air conditioning for hot and cold. Duct system with discharge grilles.

The supply of Sanitary Hot Water will be done through aerothermal equipment, in accordance with compliance with CTE-HE.

Home ventilation network according to regulations.

Installation of water softener.

Installation of charging point for electric or hybrid vehicle.

21 sq.m. private pool with interior lighting (for 3 bedrooms villas only).

OUTDOOR EQUIPMENT

Points of light, television and water in the garden and terrace.

Efforts will be made to work with native materials and suppliers and, if possible, all from the province of Murcia, looking for Km 0 material.

The promoter company reserves the right to carry out during the course of the execution of the work the necessary modifications due to technical, legal or supply requirements, without implying impairment in the global level of qualities.