

## - QUALITY REPORT-

Introducing Nwcia Village, located in an exceptional enclave with extraordinary panoramic views of the bays of Albir and Benidorm. Immersed in an idyllic Mediterranean landscape and with all services nearby. Nwcia means the rebirth of a comfortable, healthy and safe way of life. A set of 28 semi-detached, semi-detached and detached villas in which the construction will comply with the demanding Eurocodes and national standards and the building works will be certified by independent technical control bureau (OCT) and managed by technicians accredited by their respective professional associations.

The design of the village has been adapted to offer a contemporary, Mediterranean-inspired aesthetic, attractive and serene. The traditional white tones of the Navy are nuanced and framed with warm tones. Innovative and advanced solutions are combined with traditional materials of great durability in a harmonious way, seeking reliable long-term performance.

The layouts of the homes are transformed in search of comfort and a relaxed lifestyle, with a great presence of light and native vegetation that allows the continuity of enjoyment outside. Sustainability principles have been observed in terms of energy and water consumption and efficiency of air conditioning, ventilation and irrigation systems.

### • Foundations, structure and roofs:

Foundation conformed by braced reinforced concrete footings in accordance with the recommendations of the geotechnical study. Sanitary slab with chamber for ground insulation. Retaining walls in buried areas.

Structure with lightened concrete slabs on pillars and walls. Solid slabs on stairs and walkways. A grounding network will be installed in each block.

Sloping roofs with thermal insulation, waterproofing and curved tile in blocks with sloping roof.

In blocks with solarium\* the roof will be flat, with insulation, waterproofing and ceramic tile finish.

All foundations and structures will be audited by an independent technical control bureau (OCT).

### • Partitions:

Separation between dwellings: It will be built by double sheets of brick with intermediate thermal insulation and cladding with laminated plasterboard with graphopol insulation or similar.

Depending on the area, interior partitions based on brick masonry with plasterboard lining and inlaid graphopol type insulation or partition formed by double laminated plasterboard with insulation.

All partitions shall meet the specifications for compliance with the habitability requirements of the CTE.

### • Floors:

Flooring in the living room, kitchen, dining room, bedrooms and corridors using laminated wood flooring in three finishes to choose from according to customization options. Top quality porcelain stoneware in bathrooms and staircases. Non-slip porcelain stoneware on terraces and solariums\*. Wooden steps on stairs leading up to solarium\*

- **Interior linings:**

Living room, bedrooms and corridors: Plastic paint with smooth finish in two coats in a colour to choose according to customisation options. White roofs.

Bathrooms: Top quality porcelain tiles with models to choose from according to customization options.

- **Interior carpentry:**

Grade 5C armoured security door with steel and metal structure and frame and anti-dumping and anti-drill closure with panoramic peephole and interior finish in lacquered MDF to match the rest of the carpentry.

2.10 m. high passage doors in MDF lacquered in color to choose according to customization options, with decorative milling, top sink and side jambs to ceiling, magnetic doorknob, acoustic weatherstripping and metal handle on hinged doors, flat handle and insulating felt on sliding doors.

Floor-to-ceiling built-in wardrobes with sliding or folding doors in lacquered MDF with decorative milling in a colour to choose from according to customisation options, covered in textile melamine and with boot shelf and bar.

Decorative lattice in the entrance hall.

- **Exterior carpentry:**

Formed with coloured PVC profiles, with double glazing and air chamber, sliding or folding according to design. Rooms with balcony doors to access the terrace and garden will be equipped with laminated glass. Sliding sash panel in translucent glass in separation with gallery. The windows of the living room will be darkened with an opaque fabric roller shutter located in the false ceiling. Bedroom windows with aluminium slat shutters to match the colour of the carpentry and injected with polyurethane for better thermal and acoustic insulation.

Glass railings on mullions and metal structure to facilitate the entry of light and views.

- **Air conditioning and DHW:**

Installation of air conditioning (hot-cold) by ducted air. Outdoor unit for aerothermal energy and one indoor unit for each floor in the false ceiling of the bathroom or toilet. Thermostat located in the main room of each floor. Domestic hot water produced by aerothermal energy and thermo-accumulator with punctual electrical support.

- **Bathrooms and toilets:**

Large-format shower trays in extra-fine resin with a non-slip finish. Safety glass shower enclosure with sliding or folding access. Faucets consisting of single-lever mixer, master mixer and double rain shower head recessed in false ceiling in the main bathroom, mixer and wall shower head in bathrooms 2 and 3.

Wall-hung washbasin unit with double drawer and resin worktop with dual-use washbasin in bathroom 1 and single use in bathrooms 2, 3 and toilet. Surface mirror with LED backlight and anti-fog system in bathroom 1 and standard in other bathrooms.

Eco-efficient single-lever double-action taps. Toilets and bidet made of top brand vitrified porcelain and cushioned closing lid with concealed recessed cistern and suspended. General lighting of the bathroom with LED down-light.

- **Kitchen:**

Fully fitted kitchen with large capacity wall and base units, drawers with self-brake.

Quartz countertop with bottom stainless steel sink and drainer formation. Kitchen front with HLP laminated panel without joints in finishes to choose according to customization options.

Colour of cabinet and worktop fronts to choose from according to customisation options Installation of flexible induction hob, oven, microwave and pull-out extractor hood with built-in lighting. LED strip under wall units.

- **Electricity and telecommunications:**

High grade 9.2Kw electrical installation with renewable energy support by photovoltaic panels. Top-notch mechanisms, with USB/c charging ports in kitchen and bedrooms. Watertight mechanisms on terraces and solariums.

TV-TDT/SAT sockets in living room, bedrooms, terraces and solarium. Access to fibre optic broadband services. Data collection in living room and bedrooms. Video intercom can be connected to a smartphone.

• **Solariums:**

Access to the solarium composed of a metal staircase with a railing and wooden step. Watertight motorized damper with thermal and acoustic insulation. Built-in shower and barbecue.

• **Gardens:**

Plinth based on planter attached to the façade. Themed garden with flooring in the area near the exit, artificial turf and gravel area according to models. Perimeter cypress hedge and enclosure with door and railing with posts and tensioned sheathed cables. Tree planting in marked areas.

• **Parking:**

Paved parking area with space for two vehicles. In blocks with direct access to public roads (A, B, C, D) it will have a masonry wall enclosure and locksmith with a sliding gate.

• **Common areas:**

Common areas of more than 4,000m<sup>2</sup> composed of:

Native gardening made up of trees, aromatic plants and seasonal flowers, with low water consumption and ornamental fountains. Landscaped staggered meadows in areas of steeper slope.

Roads for road and pedestrian traffic with printed pavement and night lighting by means of beacons. Access to the interior of the urbanization by vehicle/person elevator and pedestrian accesses.

Children's play area equipped with play elements and landscaping.

Paddle tennis court with night lighting.

Pool area with panoramic infinity pool, heated jacuzzi, showers and beach.

• **Community Equipment:**

Centralization of mailboxes with cyberlocker for online shipment collection.

Centralized water softener.

Car and person lift with backup generator set with automatic start.

(\*) Blocks D, E, F and H will have a solarium. Blocks A, B, C, and G will have a sloping roof.

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Flooring: Three models of laminates.

Bathrooms: Three models of flooring and tiling to choose from.

Kitchen: Three finishes of cabinet fronts and countertops.

Doors and cabinets: Three finishes.

Paint: Three colors (1).

In homes with three floors, you can choose from three distribution options:

- Option 1: Two bedrooms and TV room.
- Option 2: One bedroom and living room with kitchenette (for a fee)
- Option 3: One bedroom and office.

In addition, an individual swimming pool can be installed (at a cost) in the planned areas of the garden.