

Specifications



OLIVA NOVA GOLF Sector I Quarter 11 Nº 5 Villa Amanecer

Oficina de ventas CHG • (+34) 96 295 90 10

info@chg.es

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PLOT

A plot of land № 5 with a surface of 438.00 m². in Oliva Nova Golf, Sector I, Quarter 11, according to the Situation plan dated 08/02/19.

BUILDING

Villa Especial with a built surface of 236.32 m². (5 bedrooms, 3 bathrooms and 1 shower room), with quality of construction according to the attached Specifications and plans dated 08/02/19, including a foundation slab and multi-level walls to raise the floor slab of the villa above the level of the access road. The house is composed of the following rooms and spaces:

Basement floor:

Bedroom 1
Bathroom 1
Bathroom A
Storage room
Utility room
Laundry room
English patio of 14.99 m².

Interior staircase

Ground floor:

Living-dining room
Open kitchen
Guest shower room
Covered terrace of 5.02 m².
Open corridor of 4.24 m².
Terrace with access to the ground floor: 12.69 m².
Pergola of 11.79 m².

Interior staircase

First floor:

Bedroom 3
Bedroom 4
Master bedroom
Bathroom B.
Main bathroom
Uncovered balcony of 5.38 m².

Uncovered terrace of 59.51 m². in the swimming pool area according to the plans dated 08/02/19, is built using a foundation slab, multi-level walls, reinforced strapping, and a floor which is paved with series ceramic tiles laid with seam and special tiles for the edges.

Foundation of the house consists of a ground slab of reinforced concrete laid on a protective barrier of granulated polyethylene sheet.

Building structure is constructed using metal pillars and slabs of reinforced concrete.

Staircase is based on a ground slab of reinforced concrete, steps are built using bricks.

Double shell enclosing walls: the exterior wall of blocks type Termoarcilla of 14 cm with plaster interior, ventilated air chamber with thermal and acoustic insulation by means of the rock wool in the interior. The interior wall is based on a self-supporting shell of 2 plates of laminated plasterboard.

Flat roof is not passable, with a multi-layered system.

Interior partitions are based on self-supporting shell of double laminated plasterboard 15+15 mm.

Exterior finish with monolayer and waterproof paint. Ceramic coating according to the plans is on the basis of ceramic plates 60x120 of Porcelanosa brand or equivalent.

The floors of outdoor terraces are paved with anti-skid rectified porcelain tiles of Porcelanosa brand.

Ceilings are covered with plasterboard.

The walls of bathrooms and the zone between upper and lower kitchen furniture are finished by plaster mortar and tiles of Porcelanosa brand.

Rest of the interior walls are finished by gypsum plaster and painted with a paint of smooth texture.

Interior floors are paved with rectified porcelain tiles of Porcelanosa brand.

Exterior carpentry elements of PVC, with aluminum profiles, leafs are fixed or opening according to the plans.

All bedrooms are equipped with aluminum roller blinds, motorized.

Manually operated shutter on the glass door of the living room.

Exterior carpentry elements have laminated glass 6+6/16/3+3 or 6+6/16/4+4 according to the apertures/opening: 6+6 mm exterior impact resistant glass has low-emissivity and solar control, air chamber and interior glass is 3+3 mm or 4+4.

Interior doors of solid chipboards, DM type, plain and with horizontal grooves, glued rebates and finishing fillets and perimeter draught excluder of rubber, finish in white colour.

Stainless steel handles of Eurolatón brand, ref. 8001.

Wardrobes with sliding doors lacquered in white colour (smooth texture), with interior lining of laminated imitation of wood. The internal distribution with a column of three drawers, entresol separator and a bar for hanging clothes.

Sanitary installations with reticulated polyethylene for cold and hot water supply, sewage pipes of PVC.

Storage boiler with heat pump for hot water production.

High connected load, according to specifications in the Low Voltage Electrotechnical Regulations.

Circuits sized for single-phase power with 9.2 Kw.

Ductwork for TV and telephone.

Electrical mechanisms of SIMON brand, model 82 Detail in white colour.

Pre-installation for alarm system.

Air conditioning system is based on Airzone system.

Controlled mechanic ventilation system with dual flow installation and heat recovery.

Forced extraction system in wet rooms (bathrooms and kitchen) with grilles, conducts and extraction with air outlet on the roof.

Sanitary objects of Porcelanosa brand in white colour.

Bathroom faucets and accessories in bathrooms and shower room of Noken Porcelanosa brand.

Mirrors over sinks with the edges polished.

Under the sink cabinet in the main bathroom of the ground floor of Verrochio, finish in white colour.

Kitchen furniture of the brand GAMADECOR of Porcelanosa, stratified gloss finish.

Kitchen worktop of Silestone.

Stainless steel sink of the brand BLANCO equipped with single-lever mixer of the brand Noken of Porcelanosa.

The kitchen is equipped with the following electrical household appliances:

- Multifunction oven BOSCH, with extendable guide rails and security brake, electronic display and electronic programming.
- Induction hob BOSCH with three cooking areas, timer and indicator of residual heat.
- Extra-flat extractor hood TERMEX, integrated in a wall-hang furniture, with 3 powers of extraction and low light consumption.
- Integrated dish washing machine BOSCH, 60 cm of width, with 5 programs and the capacity of 13 services.

LANDSCAPING ON THE PLOT

- Band of concrete on two borders with the streets.
- Fillings and garden earth.
- Surface paved with concrete pavers of 20 x 10 cm for parking and pedestrian access. Displacement of an existing street-lamp is included.
- Turf-grass.
- Cypress hedge along the border with two streets.
- Automatic irrigation with self-emerging sprinklers and programmer.
- Access to the parcel is formed by sliding gates of 1.80 m. of height with manual opening, a fixed element and a pedestrian gate, manufactured from round solid elements decorated with sprouts, and with intermediate pillars of iron pipe.
- Plasticized metal mesh of green colour of 1.50 m. of height on the two boundaries with the streets.
- Plants: 1 Cyca, 5 Hibiscus y 5 Lantanas.

SWIMMING POOL

A private swimming pool of 33.44 m². according to the plans dated 08/02/19.

Project and building license.

Connections of water and electricity.

Ladder.

Water treatment equipment .

Two LED lights for underwater lighting.



VARIOUS

Connections of water, electricity and sewerage network.

Feed line for general TV net by cable.

Postbox.

Fees for Architect and Technical Architect.

Building license.

Contracts with water and electricity suppliers.

NOTE:

Construcciones Hispano Germanas, S.A. reserves the right to carry out changes provided that they do not imply any decrease in quality.

SCHEDULED COMPLETION DATE

May 2020