

CALLE 14 N° 1 VILLA ESPECIAL



MASTER BUILDERS
SINCE 1972



SPECIFICATIONS



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CALLE 14, 1 - VILLA ESPECIAL

► PLOT

A plot of land with a surface of 351.53 m², including 44.10 m² of the proportional street part, in Oliva Nova Golf, Sector II, Quarter I2, N° 1, according to the Situation plan.

► BUILDING

Villa Especial with a built surface of 115.58 m² (including 10.20 m² of covered terrace), with quality of construction according to the attached Specifications, 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:

Ground floor:

- Hall
- Living-dining room
- Open kitchen
- Bedroom 1
- Bathroom 1
- Bathroom 2
- Bathroom 2

Covered terrace of 10.20 m²

Uncovered terraces of 29.68 m² and 3.54 m² and uncovered front porch of 2.87 m².

► STRUCTURAL SYSTEM

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

Structure of bearing walls is built with blocks type Termoarcilla of 24 cm. Slabs of prestressed concrete joists.

Sanitary slabs are based on reinforced concrete resting on load-bearing walls made of lightweight clay blocks.

► FACADES

Main sheet is made of ceramic blocks type Termoarcilla of 24 cm coated on the inside with water-repellent cement mortar.

Interior air chamber with thermal insulation of rock wool panels.

Interior sheet is made of hollow double brick of 7 cm.

Insulation thickness depends on the energy calculations to optimize the façade to obtain an A or B energy classification. Minimum insulation thickness in facades is 80 mm.



Exterior coating of facades: plastered with sprayed water-repellent mortar and reinforced with plasticized fiberglass mesh, finished with waterproof paint, and porcelain cladding in pieces of 22 x 90 cm by Porcelanosa in the façade areas indicated in the plans.

Gutters of windows and wall coverings in aluminum.

► ROOFS

Not passable roofs: based on multilayer system with: formation of slopes based on lightened mortar; waterproofing of modified bitumen sheet reinforced with polyester fiber, mortar regularization layer; thermal insulation of extruded polystyrene sheets with high thermal performance, geotextile separating layer; 30 mm washed gravel finish in perfectly leveled floor.

Insulation thicknesses depends on energy calculations until the cover is optimized to obtain an A or B energy classification.

False exterior ceilings are made of water-repellent panel, bolted to galvanized steel structure with braces. Finished with acrylic paint for exteriors.

► EXTERIOR CARPENTRY ELEMENTS

PVC elements: based on a system of aluminum sub-frames bolted at the factory, with profiles of Rehau Euro-Design 70 brand in in anthracite color, two joints and 70 mm of total depth. Tilt/swing or sliding opening system. On exterior doors, the lower frame is flush with the floor.

Where it is foreseen, extruded aluminium roller blinds of the same color as PVC elements, with motorized drive.

Exterior glass: double glazing with laminated glass according to regulations and thermal performance according to energy calculations required by the Technical Building Code.

Folding door of PVC with five closing points and reinforced galvanized steel interior structure.

► COMPARTMENTALIZATION SYSTEM

Internal partitions are built of a double hollow brick of 7 cm with plasterwork finish. Finishing with smooth plastic paint of white color, in two hands.

► INTERIOR CARPENTRY ELEMENTS

Sliding door hidden in partition walls, metal frame and hidden sliding guides, with two sliding sheets made of water-resistant DM board, finished with horizontal grooves and white lacquer.

Interior doors with 1 folding panel, made of waterproof MDF board, finished with horizontal grooves and white lacquered.

Fitted wardrobes in MDF panel, interiorly coated in white laminate; shelves and upper compartmentalization; chrome hangers; sliding doors with high gloss white lacquered melamine board and vertical inner formation for sliding. Progressive locking system.



► PAVEMENTS AND COATINGS

Inside the house: rectified porcelain stoneware pavement by Porcelanosa in imitation of wood, formats 22x90 cm and 14.3x90 cm, taken with special glue for high performance adhesion, on the basis of self-leveling mortar, leveled with a 2 mm thick layer of leveling paste.

In outdoor terraces the floor is paved with rectified anti-slip porcelain tiles of the Porcelanosa brand in imitation of wood, format 14.3 x 90.

In the bathroom-1 combination of Porcelanosa wall tiles: Mosaico Lines 25.5 x 28 cm model and Bottega Caliza 31.6 x 90 cm model.

In bathroom-2 combination of Neolith Nero Zimbabwe wall tiles with Seul Nacar 31.6 x 90 cm model by Porcelanosa.

In kitchen clad between low and high kitchen cabinets Neolith Artic White.

In dry areas and rest of the house, finished with two coats of white smooth plastic paint, on the previously prepared support.

False interior ceilings are made of plasterboard, with curtain rods according to plans. Finished with white acrylic paint in three hands. In bathrooms, a removable false ceiling will be used to control the facilities.

► PLUMBING INSTALLATION

Cold water installation, including:

- Internal cold water network of the house is based on mounts and derivations from internal general passkey to points of consumption and supply, by channelling of reticulated polyethylene (PEX).

Sanitary hot water installation, including:

- Sanitary hot water generator equipment, by means of high energy efficiency arothermic system, with heat pump.
- Internal network of sanitary hot water is based on stiles and referrals from the arotermo to points of consumption and supply, by channeling multilayer pipes of cross-linked polyethylene with aluminum core (PEX-AL-PEX).

► INSTALLATION OF ENVIRONMENTAL THERMAL CONDITIONING

Installation of air conditioning ducts, based on air zone system, air-liquid refrigerant heat pump, inverter, compressor-evaporator separated and air conduction with air ducted system, with individual thermostats for temperature regulation in the living room and bedrooms.

► INSTALLATION OF TREATMENT AND INDOOR AIR QUALITY

Controlled mechanical extraction system (VMC) based on a mechanical-controlled central extraction system, for indoor air



extraction ventilation, consisting of in-line Siber or equivalent extractors.

Ventilation installation in the kitchen, by forced extraction with extractor hood integrated in the furniture.

► ELECTRIFICATION INSTALLATION

Indoor electrical installation in Low Voltage, which includes:

- Connection facilities and general power line with the street electrical network and general protection box.
- Earth-ground protection network, based on an independent protection network, grounding network buried in the ground and equipotential protection networks in bathrooms.
- Indoor distribution network with high degree of electrification, according to specific indications of the electrotechnical regulation of low voltage. Circuits and dimensioning for a single-phase power of 9.2 Kw.
- Decorative control mechanisms and bases type Simon 82 Detail or equivalent in white.
- Channeling for TV and telephony.

► SECURITY INSTALLATION

Installation of multi-zone security system using infrared detectors for indoor presence, microprocessed control and alarm central.

► BATHROOMS

Sanitary equipments, taps and accessories

- Suspended toilets with wall outlet with concealed cistern type ARQUITECT by Noken Porcelanosa or equivalent in white color and chrome finish Rondo push button.
- Shower trays made of resin SLOPE with a concrete texture in GRAPHITE color.
- Washbasin, countertop and cabinet in bathroom-1: CODIS bathroom cabinet, wall-hung, wenge wood veneer finish, 90 cm wide, 2 drawers. Mirror cabinet with folding door. Includes white countertop with integrated sink.
- Washbasin, countertop and furniture in bathroom-2: Forma Oval model basin by Noken, Silestone Blanco Zeus countertop and wall-hung furniture by VERROCHIO, KREA collection, 1 x 30 cm high drawer module in MARENCO GRAY color.
- Hansgrohe brand faucets Focus series, chrome finish.
- Hansgrohe brand accessories, LOGIS UNIVERSAL model in CHROME.
- Protective screens in shower are made of transparent tempered safety glass and chrome hanging and opening hardware.



► KITCHENS

Kitchen furniture and elements

GAMADECOR kitchen by Porcelanosa Emotions series, composed of upper, lower kitchen cabinets and columns to integrate an oven, microwave and dish warmer. With boxes and drawers of total extraction, closing cushioned. Finish combined with white matt lacquer and glass doors on upper kitchen cabinets.

Island countertop in Krypton of white color. Countertop in the sink area and back of the island in Xlight SAVAGE DARK NATURE.

Stainless steel sink of the brand BLANCO equipped with a tap of Noken de Porcelanosa with removable shower.

Home appliances

MIELE DGC 6800 X steam oven, black glass, 45 cm high.

MIELE brand oven, model H 6860 BPX, black glass, 60 cm high.

MIELE brand warming module, model ESW 6214 in black glass.

Induction cooktop KM 6629, 76 cm wide.

MIELE brand hood, model DA 2906, ceiling, stainless steel and glass.

MIELE brand built-in refrigerator, model KFN 37682 iD.

MIELE dishwasher, model G 6060 SCVi Jubilee, 60 cm wide, fully integrable.

► LANDSCAPING ON THE PLOT

- Band of concrete on a border with the street.
- Fillings and garden earth.
- Surface paved with concrete pavers of 20 x 10 cm for parking.
- Pedestrian access is paved with concrete tiles.
- Turf-grass.
- Cypress hedge on the perimeter of the plot where there isn't one.
- Automatic irrigation with self-emerging sprinklers and programmer.
- Access to the plot is formed by sliding gates of 1.80 m of height with motorized drive.
- Plasticized metal mesh of green color of 1.50 m of height on the perimeter of the plot and along the borders where there isn't one.
- Plants:
 - 1 Palm Washingtonia.
 - Small flower plant.
 - Post-plantation care for 1 month.
- Mailbox.



► SWIMMING POOL

- The pool is rectangular in shape with a size of 6x3m.
- Continuous water depth of 1.50 m.
- Project and building license.
- Connections of water and electricity.
- Water treatment plant.
- Stainless steel ladder.
- Shower.
- Water treatment equipment.
- 1 LED light for underwater lighting.

► VARIOS

Connections of water, electricity and sewerage network.
Fees for Architect and Technical Architect.
Building license.
Contracts with water and electricity suppliers.

► NOTE:

The described qualities are those existing in the finished house.

► SCHEDULED COMPLETION DATE: 19.03.2021



PROMOTES



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IN THE UNIQUE ENVIROMENT



OLIVA NOVA
Beach & Golf Resort

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