

# CALLE 14 N°4 VILLA GANDÍA ESPECIAL



MASTER BUILDERS  
SINCE 1972



OLIVA NOVA  
Beach & Golf Resort  
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## SPECIFICATIONS



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## CALLE 14, 4 - VILLA GANDÍA ESPECIAL

### ► PLOT

A plot of land with a surface of 397.93 m<sup>2</sup>, including 49.64 m<sup>2</sup> of the proportional street part, in Oliva Nova Golf, Sector II, Quarter I2, N° 4, according to the Situation plan dated October 2019.

### ► BUILDING

Villa Gandía Especial with a built surface of 115.50 m<sup>2</sup> (including 11.85 m<sup>2</sup> of covered terrace), with quality of construction according to the attached Specifications and plans dated October 2019, 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:

- |                      |              |              |
|----------------------|--------------|--------------|
| · Living-dining room | · Bedroom 1  | · Bathroom 2 |
| · Open kitchen       | · Bathroom 1 | · Bathroom 2 |

Covered terrace of 11.85 m<sup>2</sup>

Uncovered terraces of 32.05 m<sup>2</sup>, 12.25 m<sup>2</sup> and 16.50 m<sup>2</sup> and uncovered front porch of 3.00 m<sup>2</sup>, according to the plans dated October 2019.

### ► STRUCTURAL SYSTEM

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

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

Aerial structure is based on intraslatinal porticos of forged beams, girders and reinforced concrete slabs on steel pillars, with dosage, geometry and armed according to structural calculations.

### ► FACADES

Main sheet is made of non-load-bearing ceramic blocks type Termoarcilla of 14 cm coated on the inside with water-repellent cement mortar.

Ventilated interior air chamber with thermal insulation based on XPS rigid plate.

Interior sheet is based on self-supporting backing of double laminated plasterboard.



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 with monolayer and waterproof paint and exterior ceramic cladding by Porcelanosa where it is planned according to the plans.

### ► ROOFS

Not passable roofs: based on multilayer system with: formation of slopes based on cell mortar of arlita; waterproofing based on an oxysulphate sheet armed with fiber glass with thermal-bonded attachment; geotextile separating layer for protection; layer of regularization of dry mortar; thermal insulation of extruded polystyrene plates of high performance, separating layer of geotextile; termination layer using tracked layer of limestone bolus, of 50/80 mm in perfectly leveled floor.

Insulation thicknesses depend 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 of 13 mm laminated plaster, 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, in anthracite color, with profiles of Rehau

Euro-Design 70 brand or similar, with five chambers, two joints and 70 mm of total depth. Tilt/swing or sliding opening system according to plans and lower frame flush with the floor.

Where it is foreseen, extruded aluminium roller blinds of the same characteristics as PVC elements, with motorized drive. Sun protection shade in the living room.

Exterior glass: based on double-glazed climalit Glass 6+6/14/3+3: outer safety glass 6 + 6 mm.

Safety PVC door of 900 x 2200 mm, with five closing points and reinforced galvanized steel interior structure.

### ► COMPARTMENTALIZATION SYSTEM

Internal partitions with double laminated plasterboard and posts of 70 mm, every 40 cm. Finishing with smooth plastic paint of white color, in two hands.

### ► INTERIOR CARPENTRY ELEMENTS

Sliding doors hidden in partition walls, the dimensions according to plan, the doors are sliding on a steel slideway or equivalent on the base of average density MDF board, finished in white lacquered melamine (high gloss, smooth texture). Concealed metal frame with hidden sliding guides.

Fitted wardrobes in MDF panel, interiorly coated in white; boxes, shelves and upper compartmentalization; chrome hangers; sliding doors with white high bright lacquered



melamine panel and vertical inner formation for sliding. Progressive locking system.

## ► PAVEMENTS AND COATINGS

Inside the house: rectified porcelain stoneware pavement by Porcelanosa, 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, format 60x30.

In bathrooms and kitchen, porcelain plate coating of 30x90 by Porcelanosa brand, taken with special glue of high performance adhesion.

In dry areas and the rest of the house, finished with two hands smooth white 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.
- Indoor distribution network, in Low Voltage, with high electrification, 11 interior distribution circuits and 2 for the exterior. Decorative control mechanisms and bases type Simon 82 Detail or equivalent in white color.
- Earth-ground protection network, based on an independent protection network, grounding network buried in the ground and equipotential protection networks in bathrooms.
- Elevated degree of electrification of the house, according to specific indications of the Low Voltage Electrotechnical Regulation.
- Dimensioned circuits for single-phase power of 9.2 KW.
- 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

- Suspended toilets with wall outlet with concealed cistern type ARQUITECT by Noken Porcelanosa or equivalent in white color.
- Flat shower trays made of resin with slate or stone texture, LAND model by Systempool Porcelanosa or equivalent, in white color.
- Sinks: above countertop, type ARQUITECT by Noken Porcelanosa or equivalent. Item countertop is based on quartz-resin, SILESTONE BLANCO ZEUS or equivalent.
- Faucets and accessories in the bathrooms are of the brand Noken de Porcelanosa of the Hotels series, chrome finish.

### Glass partitions and mirrors

- 4/4 transparent tempered safety glass partitions and chrome hanging and opening fittings in shower trays.
- Polished mirrors on the wall above washbasin countertops.

## ➤ KITCHENS

### Kitchen furniture and elements

GAMADECOR kitchen by Porcelanosa Residence series, composed of upper, lower kitchen cabinets and columns. With boxes and drawers of total extraction, closing cushioned.



Countertop linear quartz-resin, SILESTONE Blanco Zeus or equivalent.

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

#### Home appliances

BOSCH multifunction oven, with removable guides with maximum safety brake, electronic display and electronic programming.

BOSCH induction hob with three cooking zones, time programming and residual heat indicator.

Extra-flat THERMEX hood, integrated in the upper kitchen cabinet, with 3 levels of extraction power and low consumption light.

#### ➤ **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**

- Swimming pool of 29.30 m<sup>2</sup> of water surface according to plans dated October 2019.
- 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**

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:** June 2020



PROMOTES



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IN THE UNIQUE ENVIROMENT



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