



MASTER BUILDERS
SINCE 1972



OLIVA NOVA
Beach & Golf Resort
★★★★★

OCEAN HOMES

SPECIFICATIONS





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➤ FOUNDATION

Foundation consists of reinforced concrete slab to be confirmed according to the result of the geotechnical study.

➤ STRUCTURE

Reinforced concrete structure, according to the project specifications, in accordance with the Technical Building Code and regulations.

➤ ROOFS

The roofs will be flat and passable of inverted type, with the slopes necessary for drainage. The private zones and of use will be covered with ceramic anti-slip floor from PORCELANOSA collection. The last floor apartments will have a solarium with wood effect ceramic floor covering by PORCELANOSA and a private fiber pool.

Non-accessible roofs will be flat, of inverted type, with gravel finish.

In both cases thermal insulation necessary to optimize the energy efficiency and comfort of the building is included.

➤ FACADES

Design of the facades combines white and soft tones plastered with ceramic panels (wood imitation) by PORCELANOSA. The facades will have thermal and acoustic insulation, its thickness and installation correspond to the energy performance of CTE, in order to obtain a high thermal comfort. The main sheet will be made of technical clay block of low density (termo-arcilla), with a continuous anti-humidity coating. Interior finish is a dry system of self-supporting wall panels, with double plasterboard.

➤ INTERIOR PARTITION WALLS

The separation between apartments and common areas is made of fono-resistant ceramic materials, separated on both sides by dry partition walls with auxiliary structure with thermo-acoustic insulation and double plasterboard, according to technical requirements. The internal partitioning is resolved with dry partition walls with auxiliary structure with acoustic insulation and double plasterboard. In kitchens, bathrooms and shower rooms special anti-humidity plates with water-repellent treatment are used.



➤ PAVEMENTS IN THE APARTMENTS

The floor of the apartment is covered with PORCELANOSA porcelain stoneware with rectified pieces of 60 x 60 cm or equivalent according to the interior design project. Under all the pavements an anti-impact sheet will be put for better acoustic insulation.

In terraces there will be pavement of similar characteristics by PORCELANOSA but with anti-slip treatment, in continuity with the living room or bedrooms, according to the plans.

In solarium and private pools porcelain tiles by PORCELANOSA (wood imitation).

The wet areas will be covered with porcelain material of large format by PORCELANOSA, in combination with zones painted with special anti-moisture paint, washable and resistant to mold, according to the interior design project.

➤ FALSE CEILING

Laminated gypsum boards, with perimetral structure, in the living room and bedrooms.

Removable panel on the ceiling of the shower room for air conditioning equipment.

➤ EXTERIOR CARPENTRY ELEMENTS

System with fixed, folding and/or sliding PVC sheets combined according to design, with extra clear double glazing glass with heat treatment and interior chamber. Thickness and the characteristics of the glass provide high energy insulation. Sun protection and blackout curtains where necessary.

Laminated glass (extra clear) handrails.

➤ INTERIOR CARPENTRY ELEMENTS

Main entrance door with lock and interior trim of smooth lacquered wood, like the rest of the carpentry.

Top quality hinged interior doors or hidden sliding doors, with hidden frame and smooth lacquered finish.

Wardrobes with sliding or folding doors, according to the plans, with fronts made of melamine board with white or similar smooth lacquered finish, with floor to ceiling leaf doors. Interior lining with imitation linen or similar fabric in soft tones. Fully equipped, with drawers, hanging bars and upper trunk.

➤ PLUMBING, SANITARY AND TAP INSTALLATION

Hot and cold water network with high density cross-linked polyethylene pipes.

Drains with PVC pipes.



Suspended toilets with double discharge flush cistern and washbasin by PORCELANOSA.

Shower tray of low profile or bathtub by PORCELANOSA, both equipped with screen, according to the specifications and plans.

Single-lever faucet in washbasins. In shower and bathtub will also be thermostatic faucets by PORCELANOSA or similar. Ceiling sprayer in the main bathroom.

Washbasin above the top of artificial stone of ultra compact quartz, in white color, Neolith type or similar, and backlit mirror in the main bathroom.

Bathroom accessories by PORCELANOSA.

Sink furniture in master bedroom bathroom.

➤ KITCHENS

Kitchens by PORCELANOSA, with a straight front or independent island, according to the plans of the apartments, composed of upper, lower kitchen cabinets lacquered in matt white. With boxes, drawers and columns, depending on the plan.

A countertop and front skirts are made of artificial stone of ultra compact quartz, in light tones, Neolith type or similar, according to the interior design project of the apartment.

BOSCH appliances, including induction vitroceramic kitchen plate, decorative extractor hood, and electric oven.

Mixer taps by PORCELANOSA.

➤ ELECTRIFICATION INSTALLATION

Installation of elevated electrification, with distribution, protections and circuits according to electrotechnical calculations.

Mechanisms of first quality design type SIMON 82 DETAIL or similar.

Supply lines, expert opinion of the Delegation of the Ministry of Industry and contracting with the supply companies for water and electricity.

➤ AIR CONDITIONING SYSTEM

Zoned air conditioning system with heat pump and ducts, Mitsubishi or equivalent. Control gates and thermostats in rooms and return to the watertight perimeter.

Dual flow ventilation system with energy recovery for maximum efficiency and energy saving and high healthy standards of indoor air quality.

System of production of sanitary hot water by Aerotermia of high energetic efficiency.



➤ **TV, TELEPHONE AND ALARM INSTALLATION**

Communal installation for a TV-antenna according to regulations.

TV connections in the living room and in the bedrooms.

Telephone connections in the living room and in the bedrooms.

Pre-installation for an alarm system.

Fire detection installation in the kitchen.

Electronic video door phone for opening the door to the staircase and the access door to the urbanisation.

➤ **ELEVATOR**

With capacity for six people with a door for people with disabilities. Access from the underground garage. Automatic stainless steel doors. Cabin decorated with top quality materials and marble flooring. Automatic telephone connection with elevator security. Secure access system.

➤ **GARAGE**

Garage floor with quartz surface treatment. Signage of parking spaces is made by painting different colors. Access system by remote control. Lighting system with LED luminaires. Each apartment has a storage room, located on the garage floor.

System of detection of fire, CO concentration, alarm system and controlled smoke extraction.

Fire resistant doors in the storage rooms.

Community storage room for cleaning.

➤ **OUTDOOR SWIMMING POOLS AND WHIRLPOOLS IN PENTHOUSES**

Private swimming pool of 5x3 m and 1.30 m water depth in each of the penthouses, with heat pump ASTRAL-POOL and swimming pool cover, manual operation.

Whirlpool bathtub Spa SOLO AGUA model SELECT 70, in each of the penthouses.

➤ **COMMON AREAS**

Decoration with porcelain tiles of ultra format by Porcelanosa and/or decorative textile vinyl in hall walls and corridors, according to the interior design project.

Floors and stairs are made of natural stone. Lighting with low consumption bulbs. Centralized video door entry system. High security entrance door in glass. Lighting of portal and stairs by motion detectors.



➤ EXTERIOR AREA

Main access to the urbanization through entry with monitored access control.

Mediterranean type garden in the entire residential complex. Ground floor apartments have private gardens with low water consumption plants. Automatic exterior irrigation. Natural grass in gardens and paths made of concrete slabs.

Outdoor lighting network with low light beacons.

A swimming pool with a main area and a children's sector, surrounded by a solarium area, decorated with a non-slip ceramic coating.

Wheelchair ramps and easily accessible walkways throughout the complex.

Closing of the perimeter of the complex by natural stone wall. Design steel fence in main accesses and vegetable hedge to protect views.

Low vegetable hedge on the boundaries of the golf course.

Underground sewage system.

General supply line for electricity to the central connection point of the building.

General supply line for drinking water to the central connection point of the building.

General telecommunications net to the connection box inside the building.

Connection to the general digital terrestrial TV-net.

➤ COSTS INCLUDED:

Fees for Architects and Technical Architects
Building licence
Decennial insurance
Increment-value tax
Contracting for water and electricity

➤ NOTES:

Once the structure of each floor of the building is completed, no changes can be made to the interior of the apartments. All finishing materials must be selected by that time, otherwise they will be selected by Construcciones Hispano Germanas, S.A.U. and cannot be changed later.

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The materials, elements, procedures and specifications described in this document are indicative and subject to modification by technical requirements of the Optional Management of the construction works and the regulations in force, guaranteeing in any case the maintenance of the general level of quality of the building and the apartments.

➤ **SCHEDULED COMPLETION DATE:**

- **Phase 1** (building 2 with 22 apartments, gardens and communal swimming pools): **October 2023.**
- **Phase 2** (building 1 with 22 apartments and gardens): **To be determined.**



PROMOTES

IN THE UNIQUE ENVIROMENT

