



MASTER BUILDERS  
SINCE 1972



OLIVA NOVA  
Beach & Golf Resort  
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# OCEAN HOMES

## *SPECIFICATIONS*





# SPECIFICATIONS OCEAN HOMES

## ➤ 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

All the roofs are flat inverted roofs. Formation of slopes for drainage of rain water and waterproofing with twin layer bitumen sheets. The passable communal areas are finished with ceramic tiles, 60 x 60 cm, anti-skid, of the make PORCELANOSA.

Non passable roofs are flat inverted roofs, finished with crushed stones.

In both cases, the necessary thermal insulation is incorporated to optimize the energy efficiency and comfort for the building.

## ➤ FACADES

Design facades combining plastered areas in white and soft tones with rectified ceramic panels model FOREST in wood imitation Maple Oak or similar by the PORCELANOSA GROUP, according to plans. The facades are designed and carried out with thermal and acoustic insulation with thickness and layout according to the energy performance required by CTE, in order to obtain a high thermal comfort. The main sheet will be made of technical clay block of low density (thermo-arcilla), with a continuous anti-humidity coating. Interior finish is a dry system of self-supporting wall panels of high resistance plasterboard.

## ➤ INTERIOR PARTITION WALLS

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



### ➤ FLOOR AND WALL COVERINGS IN THE APARTMENTS

The floor of the entire apartment is tiled with rectified porcelain stoneware model VELA NATURAL, 60 x 60 cm by the PORCELANOSA GROUP or equivalent. Under all the floor coverings an anti-impact sheet will be laid for better acoustic insulation.

On terraces, floor covering with rectified porcelain stoneware tiles, model VELA NATURAL, 60 x 60 cm, anti-skid by the PORCELANOSA GROUP.

On the solarium and in areas of private pools in the penthouses, technological flooring for outdoors.

In bathrooms, the walls inside the shower are tiled with porcelain stoneware panels model VELA BLACK, 31 x 90 cm, by the PORCELANOSA GROUP, laid horizontally. The remaining bathroom walls are finished with washable enamel paint in raw white colour.

The walls in the remaining apartment are painted with two coats plastified white paint in smooth finish, on the previously prepared surface.

### ➤ SUSPENDED 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 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 of the make DURAVIT.

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 HANS GROHE 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.

Sink furniture in master bedroom bathroom.

## ➤ KITCHENS

Kitchens made in Germany of the make ROTPUNKT, model POWER MX (or equivalent), matt lacquer finish, with layout as indicated in plans. Drawers and pull-outs with complete extraction and soft closing system.

Linear worktop of quartz resin, by Silestone Blanco Zeus or equivalent.

Stainless steel sink of the make BLANCO

Electrical household appliances

Multifunction oven of the make BOSCH, with extractible guide rails and security brake, electronic display and electronic programming.

Induction hob of the make BOSCH with three cooking areas, time programming and remaining heat indication.

Extra-flat extractor hood of the make THERMEX, fitted into a wall-hung furniture unit, 3 extraction levels and energy saving illumination.

## ➤ 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.

Installation of photovoltaic panels to generate electricity for self-consumption, thus reducing the consumption from the commercial electricity net.

## ➤ 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



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IN THE UNIQUE ENVIROMENT



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