



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 with typology and system according to the project specifications, in accordance with the Technical Building Code and regulations.

## ➤ ROOFS

All the roofs are flat. Formation of slopes for drainage of rain water and asphalt waterproofing. Protective layer of waterproofing based on cement mortar screed in passable zones, and gravel in non-passable zones.

Both of them, when they fall on a habitable area, have an insulation layer incorporated between the waterproofing and the protection, the thickness of which is determined based on the calculation of the energy demand limitation in accordance with the Technical Building Code.

## ➤ FACADES

Design combining single-layer continuous cladding in white tones and wood-inspired decorative elements. 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), or of cellular concrete according to energy demand needs and with continuous anti-humidity interior 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.



### ➤ 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.

Terraces and the solarium have technological flooring for outdoors.

In bathrooms, the walls inside the shower are tiled with porcelain stoneware panels model VELA BLACK, 31x90 cm, by the PORCELANOSA GROUP, laid horizontally. The remaining bathroom walls are finished with washable enamel paint in raw white color.

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.

Pit formation to enable the installation of curtains or blinds in gaps in the façade.

Pit formation to enable the installation of indirect lighting in bedroom headboards and the central area of the living-dining room. Pre-installation of tube and provision of electrical mechanism is included. The led strip is not included.

Registers on toilet ceilings for air conditioning equipment.

### ➤ EXTERIOR CARPENTRY ELEMENTS

Aluminum windows and doors with thermal break by TECHNAL (or equivalent brand) with tilt-and-turn or sliding opening, depending on the case. Double glazing, with thermal treatment and interior chamber.

Glass thickness and carpentry performance according to calculation for limitation of energy demand according to CTE.

Sun protection with aluminum slat blinds with polyurethane interior injection. Motorized maneuver.

Glass railings on stainless steel profiles.

### ➤ INTERIOR CARPENTRY ELEMENTS

Armored access door to the dwelling with interior metal sheet, with electronic security lock and interior finish in lacquered wood, like the rest of the carpentry.

Top quality hinged interior doors or hidden sliding doors with lacquered finish and horizontal decorative grooves.

Wardrobes with sliding or folding doors, depending on the arrangement, with floor-to-ceiling doors with a smooth white finish. Interior lining with imitation linen or similar fabric in soft tones. Equipped with shelf for suitcases and hanging bar. In the master bedroom a module with drawers is built into the wardrobe.



## ➤ PLUMBING, SANITARY AND TAP INSTALLATION

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

Drains with PVC pipes.

Sanitary:

Wall-hung toilets by VILLEROY & BOCH, AVENTO model with cushioned seat and built-in cistern.

In the main bathroom, a cabinet by VILLEROY & BOCH, model LEGATO with a washbasin ARTIS.

In bathroom 2, wall-mounted washbasin by VILLEROY & BOCH, model MEMENTO 2.0.

Prefabricated shower tray by VILLEROY & BOCH, model ARQUITECTURA.

Whirlpool bathtub by VILLEROY & BOCH, model ARQUITECTURA in penthouses.

Taps

In bathrooms and toilets, mixer taps by HANSGROHE, model VERNIS BLEND, chrome finish. Built-in mixers in showers with shower bar and fixed shower in main bathroom.

In the kitchen mixer tap by HANSGROHE, model VERNIS BLEND M35.

## ➤ 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, according to the interior design study of the apartment.

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.

## ➤ ELECTRICAL INSTALLATIONS

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



Mechanisms of first quality design type SIMON 82 DETAIL, white color, 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 hot/cold air conditioning system with Mitsubishi aerothermal pump or equivalent. Control dampers and thermostats in rooms and airzone regulation. Return conducted to the sealed 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 of alarm in homes, consisting of a security switchboard, presence detectors in the entrance hall and living room and fire detection in the kitchen. Prepared for the future hiring of the security service with a specialized company by the owner.

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

#### ➤ **IN SOLARIUM OF PENTHOUSES**

Heated swimming pool with built-in hydromassage. Shower area and barbecue space.

#### ➤ **GARAGE**

Each building has its own garage located on the semi-basement floor and access through a motorized sectional door operated with a remote control.

Garage floor with quartz surface treatment and epoxy paint.

Signage of parking spaces is made by painting different color.

Access system by remote control.



Lighting system with LED luminaires.

Each apartment has a storage room, located on the garage floor. It has the same lock system of the apartment to be able to open with the same key.

## COMMON AREAS

### ➤ ELEVATORS

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.

### ➤ STAIRS AND LANDINGS

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.

Lighting with low consumption spotlights activated by presence detectors on stair landings.

Centralized access to residential with video intercom installation. Each portal will also have an electronic door entry system.

The locks are electronic with specific coding so that each owner can access their private and common spaces with the same key.

### ➤ INTERIOR URBANIZATION

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 paved paths.

Exterior lighting network in all circulation streets through low light pollution beacons.

A swimming pool with a main area and a children's sector. Perimeter solarium with technological flooring and vegetable decoration.

Wheelchair ramps and easily accessible walkways throughout the complex.

Fencing and main entrances in designer steel fence and vegetable hedge to protect views.

Low vegetable hedge on the borders falling to the golf course.

Video surveillance system of the enclosure using cameras and recording equipment.

The residential complex will be delivered with the active surveillance service, previously formalizing a contract between the community of owners and specialized company with a duration of one year.



➤ **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.



PROMOTES



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IN THE UNIQUE ENVIROMENT



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