

VELÁZQUEZ



**SPECIFICATIONS**





# SPECIFICATIONS

## CALLE VELÁZQUEZ, 15

### ► PLOT

A plot of land “A” with a total area of 235.98 m<sup>2</sup> and a plot of land “B” with a total area of 259,03 m<sup>2</sup>, including 50.80 m<sup>2</sup> proportional part of communal plot for parking and access, in the urbanisation Oliva Nova, Sector I, Manzana 15-1, Calle Velázquez N° 15-1.

### ► BUILDING

Semi-detached villas with a constructed area of 121.82 m<sup>2</sup> each, with construction quality according to the attached specifications and plans dated August 2020, including a foundation slab and walls for the underbuild in order to raise the ground slab of the floor construction over the level of the access road. Each villa is composed of the following the access road. The house is composed of the following rooms:

#### Ground floor:

- |  |                |
|--|----------------|
| · Living-dining room                     | · Bedroom 1    |
| · Kitchen                                | · Bathroom 1   |
| · Storage room under the staircase       | · Guest Toilet |
| · Staircase as access to the upper floor |                |

Uncovered terrace of 34.49 m<sup>2</sup>, individual swimming pool with 16.23 m<sup>2</sup> water surface and private garden.

#### Upper floor:

- |              |             |
|--------------|-------------|
| · Bedroom 2  | · Bedroom 3 |
| · Bathroom 2 | · Corridor  |

Roof terrace with 23.48 m<sup>2</sup>.

### ► STRUCTURAL SYSTEM

Foundation of the house consists of a ground slab of reinforce 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 waterrepellent 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 thermalbonded 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

- Interior doors, hinged, consisting of medium density fibre board MDF, plain and with horizontal grooves, glued rebates and finishing fillets, perimeter rubber damping seal, all elements in white colour.
- Stainless steel handles of the make Eurolatón, ref. 8001.
- Fitted wardrobes in MDF panel, interiorly coated in textile imitation; shelves and upper dividing board, plain sliding doors lacquered in white colour with soft closing system.



## ► FLOOR AND WALL COVERINGS

- **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.
- **On 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 aerothermic system, with heat pump.

- Internal network of sanitary hot water is based on stiles and referrals from the aerothermo 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, compressorevaporator 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

Pre-installation for a 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 with 16.23 m<sup>2</sup> of water surface according to plans.
- 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.

### ► **NOTAS**

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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. and cannot be changed later.

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### ► **SCHEDULED COMPLETION DATE:** July 2022.



PROMOTES



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