CHG
MASTER BUILDERS
SINCE 1972

OLIVA NOVA
Beach & Golf Resort
★★★★★

Los Olivos

SPECIFICATIONS

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LOS OLIVOS

CARRIER SYSTEM

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

Sanitary slabs on the ground floor are based on concrete slab of joists and vaults.

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

BUILDING ENVELOPE

FACADE

Main sheet is made of non-load-bearing 15 cm aerated concrete blocks, covered on the inside with water-repellent cement mortar.

Exterior coating with monolayer and waterproof paint and exterior ceramic cladding with rectified ceramic pieces model FOREST wood imitation Maple Oak or similar by PORCELANOSA GROUP, where it is planned according to the plans.

Interior sheet is based on self-supporting laminated plasterboard of high strength on metal profiles, incorporating mineral wool insulation inside to reinforce the thermal and acoustic behavior of the facade.

Insulation thicknesses depend on energy calculations to optimize the facade to obtain B energy classification. Minimum insulation thickness in facades is 50 mm.

ROOFS

Not passable roofs are 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-bounded attachment; geotextile separating layer for protection; layer of regularization of dry mortar; thermal insulation of extruded polystyrene plates of high-performance, thermal, 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 to optimize the roof to obtain B energy classification.

EXTERIOR CARPENTRY ELEMENTS

PVC elements are based on a system of aluminum sub-frames bolted at the factory, in anthracite color, with profiles of Rehau Euro-Design brand 70 or similar, with five chambers, two joints and 70 mm of total depth. Tilt/swing or sliding opening system according to plans. The exit doors to the terrace from the living room will be flush with the floor.

Where it is foreseen, extruded aluminum roller blinds of the same characteristics as PVC elements, with motorized drive.

Exterior glass: based on double glazing with 6mm and 14mm inner chamber glass. In the holes with safety requirements, the corresponding glass will be replaced by 4+4mm.

Safety PVC door of 920 x 2100 mm, with five closing points, and reinforced galvanized steel interior structure.

EXTERIOR FENDERS

5 + 5 laminated glass railing on stainless steel metal profiles.

COMPARTMENTALIZATION SYSTEM

PARTITIONING

Separation between dwellings by means of a 12 cm thick perforated ceramic brick clad on both sides with high resistance laminated plasterboard on metal profiles, incorporating mineral wool insulation inside to reinforce the thermal and acoustic behavior between dwellings.

Interior partitions with laminated plasterboard of improved strength and posts of 70 mm and mineral wool insulation inside.

Finishing with smooth plastic paint of white color, in two layers.

INTERIOR SUSPENDED CEILINGS

Based on laminated plasterboard and with grooves for curtains and draperies according to plans.

In rooms with air conditioning or ventilation machinery, records are provided for its maintenance.

INTERIOR CARPENTRY ELEMENTS

Hinged interior doors are made of MDF board, they are plain and with horizontal grooves, glued rebates and flashing fillets, perimeter rubber damping seal, all elements in white colour.

Stainless steel handles of the brand Eurolatón, ref. 8001.

Modular wardrobes in MDF panel, interiorly covered with textile imitation laminate; shelves and upper compartments, plain sliding doors lacquered in white colour with soft closing system.

COATINGS AND FINISHES

FLOORS

Inside: rectified porcelain stoneware pavement model VELA NATURAL, format 60 x 60, by PORELANOSA GROUP, taken with special glue of high performance adhesion, on the basis of self-leveling mortar.

On outdoor terraces: rectified porcelain stoneware pavement model VELA NATURAL, format 60 x 60, non-slip, by PORELANOSA GROUP. The pavement of the outdoor terraces is elevated at the same level as the interior pavement. The pavement of the solarium terraces will be solved with the same system.

COATINGS

In bathrooms the shower cabins will be covered with porcelain tile model VELA BLACK, format 31x90 cm, by GRUPO PORCELANOSA, placed horizontally. The rest of the bathroom will be finished with washable matt enamel paint in off-white tone.

In dry areas and the rest of the property, finished with white smooth plastic paint in two layers, on the previously prepared support.

HYDRAULIC INSTALLATION

COLD WATER INSTALLATION

Interior cold water network is based on uprights and derivations from internal general passkey to points of consumption and supply, by channeling of reticulated polyethylene (PEX).

SANITARY HOT WATER INSTALLATION

Internal hot water network is based on uprights and derivations from the aerothermal to points of consumption and supply, by channeling multilayer pipes of cross-linked polyethylene with aluminum core (PEX-AL-PEX).

WATER EVACUATION NETWORK

PVC drainage network with acoustic PVC downpipes covered with rock wool for greater noise reduction.

SANITARY EQUIPMENT

BATHROOMS

Shower tray by PORCELANOSA, model SLATE MINERAL STONE BLANCO ref. 100259689.

Countertop washbasin, model SLENDER BORDE FINO CIRCULAR in WHITE color.

Suspended toilets, model ACRO COMPACT RIMLESS 49 cm with soft closing of the seat and built-in cistern.

TOILET

Washbasin, Suspended model TONO (40cm) in WHITE color.

Toilet, ACRO COMPACT model with soft closing of the seat.

KITCHEN

Stainless steel sink of Blanco brand.

FAUCETS

In bathrooms and toilet of Noken by Porcelanosa brand from the Hotels series, chrome finish.

In kitchen mixer tap from Noken by Porcelanosa.

THERMAL INSTALLATION

AIR CONDITIONING

Production of cold and heat by means of a refrigerant air-liquid heat pump, inverter, external compressor located on the roof of the house and internal evaporator in the false ceiling of the kitchen. AIR-ZONE control system with temperature regulation through individual thermostats in living room and bedrooms.

Production of heat for domestic hot water by means of an aerothermal heat pump.

INSTALLATION OF TREATMENT AND INDOOR AIR QUALITY

Conditioned air distribution through ducts housed in a false ceiling. Air supply and return through grilles.

Mechanical ventilation is based on a mechanical-controlled centralized extraction system, for internal air extraction ventilation, made up of extractors with energy recovery that previously heat the air taken from outside before driving it, achieving notable energy savings.

Ventilation installation in the kitchen by forced extraction with extractor hood integrated in the furniture.

ELECTRIFICATION INSTALLATION

INDOOR ELECTRICAL INSTALLATION IN LOW VOLTAGE

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 Simón 82 Detail or equivalent in white colour.

Earth-earth protection network, based on an independent protection network, an earth connection network buried in the ground and equipotential protection networks in bathrooms.

Elevated degree of electrification, according to specific indications of the Low Voltage Electrotechnical Regulation.

Dimensioned circuits for single phase power of 9.2 KW.

TELECOMMUNICATIONS INSTALLATION

TV and data sockets in all bedrooms, and in a living room.

PHOTOVOLTAIC INSTALLATION

Individual installation of photovoltaic panels on the roof to generate electricity with solar use. It provides a notable reduction in the electricity consumption of the commercial network.

SECURITY INSTALLATION

Pre-installation for a multi-zone security system using infrared detectors for indoor presence, microprocessed control and alarm central.

FURNITURE AND EQUIPMENT

KITCHENS

Kitchen furniture and elements

- German-made kitchen by ROTPUNKT, POWER MX model (or equivalent), finished in matt lacquer according to the distribution indicated on the plans.
- Full-extraction drawers and drawers with soft closing.
- Linear quartz-resin countertop, Silestone Blanco Zeus or equivalent.

Home appliances

- BOSCH multifunction oven, with removable guides with maximum security brake, electronic display and electronic programming.
- BOSCH induction hob with three cooking zones, time setting and residual heat indicator.
- THERMEX extra-flat hood, integrated in upper kitchen cabinet, with 3 extraction powers and low consumption light.

BATHROOMS AND TOILETS

- Transparent 4/4 tempered safety glass screens and chrome hanging and opening fittings on shower trays.
- Polished mirrors on the wall above sink countertops.
- Bathroom accessories NOKEN by PORCELANOSA.

COMMON ZONES

URBANIZATION

- General sanitation network.
- Electricity connections.
- Drinking water connections.
- General telecommunications network.
- Lighting in common garden areas.
- Natural stone wall on the edge of the golf course and perimeter wire fence.
- Common surface parking with pedestrian access to the townhouse inside the urbanization.
- Pre-installation of tube for future installation of electric car charger.
- Motorized vehicle access door.
- Each townhouse has a pedestrian exterior door with access from the outside, activated by an electronic intercom and a metal door that gives access to the common areas.

GARDENING

- Fillings and garden soil.
- Planting lawns and decorative trees of various species in common gardens.
- Limiting hedges of the private gardens with the common and adjoining ones.
- Community irrigation network for common areas.
- Individual irrigation network for private garden from the connection of the townhouse.

COMMUNAL SWIMMING POOL

- The complex has a communal pool.
- Uniform depth is 1.30 m.
- Salt purification.
- Perimeter fencing.
- Terrace around the pool finished with non-slip flooring and grass meadow.
- Shade furniture elements.

EXPENSES INCLUDED

- Fees for Architect and Technical Architect.
- Building license.
- Decennial insurance.
- Capital gains.
- Water and electricity contracting (9.2 KW in a townhouse).

NOTES

Once the structure of each floor of the building is completed, no changes can be made to the interior of the properties. 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.

Construcciones Hispano Germanas, S.A.U. reserves the right to make changes for technical, commercial, supply, etc. reasons, provided that these do not mean any decrease in quality. This document has no contractual validity and is only valid for informational purposes.

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 properties.

COMPLETION DATE

Phase 1 – Townhouses 5 – 6 – 7 – 8 – 9 – 10

The license application is scheduled for October 2021, delivery of the keys is scheduled for the first quarter of 2023.

Phase 2 – Townhouses 1 – 2 – 3 – 4

The license application is scheduled for April 2022, delivery of the keys is scheduled for the third quarter of 2023.

When the license is granted, the buyers will be informed of the final keys delivery date.

PROMOTES

CHG®

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SINCE 1972

IN THE UNIQUE ENVIROMENT

OLIVA NOVA
Beach & Golf Resort
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10.2021