



DENIA BEACH — RESIDENCIAL —



Indoor coatings.

White plastic paint finish on walls. Stoneware for wet rooms.

Continuous dropped ceiling in the whole home, detachable in bathroom for fitting and maintenance of the indoor A/C unit.



Air-conditioning.

Aerothermal for generating domestic hot water.

Air conditioning system through dropped ceiling ducts with propulsion through linear grilles.



Façades.

Main façade with exposed reinforced concrete finished with white stone-effect paint.

Double-skin rear façade that will act as a heat and sound filter, enhancing the homes' energy efficiency. It will also add aesthetic beauty and movement to the façade by creating plays of shadows and framing the landscape.



Flooring and indoor tiling.

Ceramic stoneware flooring in the home. Ceramic stoneware tiling. All on an anti-impact layer for enhanced soundproofing between homes. The paving of outdoor hallways and other communal areas in the block will be stoneware. The private terrace paving will be wood-imitation ceramics.



Woodwork and glazing.

Glazing with light-reduction system, done with blackout fabric. The outdoor joinery glass shall be double-glazed with Climalit air chamber. Fitted wardrobes with sliding doors, lined inside. The home access door will be armoured, with white aluminium interior and exterior finish, featuring steel structure and frame, locking device, double safety lock and anti-crowbar handles.



Electrical installations.

Living room-dining room intensity regulator. Television sockets in living room and all bedrooms. Telephone in living room and bedrooms. Access to broadband telecommunications services through fibre optic cables in living room and bedrooms.



Telecommunications.

Installation of television signal input with digital HD satellite receiver in each home.



Kitchen.

Kitchens fitted with wall and floor cupboards, self-braking drawers, white silica countertop. Ceramic hob, oven and extractor fan. Serving hatch bar with white silica countertop. Pre-installation for dishwasher and washing machine.



Plumbing and sanitation.

Synthetic material shower trays. Gala taps and sanitary fittings. Fitted shower heads with wall sprinkler. VSB ash-coloured sink unit with wood and white incrustations in the main bathroom and in the secondary bathroom, 80 cm ceramic sink with shelf and lower skirt, VSB Altai model. Ventilation throughout the home including kitchen and bathrooms trough ducts for forced extraction. Tap in the solarium and on all terraces.



Development.

Fenced estate. It has an access road to the semi-basement floor for parking and a main pedestrian entrance with access control featuring a cabin for concierge and waste disposal room. It also has a pedestrian access on calle Riu Alcora, on the north-east of the plot and joined to the exit to the sea. This will have a foot shower area and provisional beach belongings storage area.

The development will feature landscaped areas (with a very natural flavour, with lush, green images, landscaped paths and trails with an organic feel, using stony paving (through raised slabs finished with shavings and concrete join cutting through embedded steel grounding strips).

Pergola systems have been designed, distributed in the busiest parts of the landscaped area, through reinforced concrete circular floor slabs, 15 cm and painted white, with 150 mm tube slabs forming tangent uprights.

Swimming pool with a zone for children and adults with beach type access.

NOTE

The Project Management reserves the right to, during the work implementation phase, make any changes deemed necessary to the technical specifications given, which may be imposed by the competent authority or bodies, and motivated by technical, legal or commercial requirements, or due to materials availability, without this impairing the overall level of the qualities given.



Parking and storage rooms.

The car park, located in the semi-basement floor, has 93 parking spaces, therefore there is the possibility of having more than one space per home. The car park has a single access road, with a door opened automatically using a remote control and four pedestrian accesses through vertical circulation nuclei.

In the car park level, the homes' storage rooms are also found, at the end of the floor to ensure double protection against damp, with the floors raised in this area.