

BUILDING SPECIFICATIONS

NOVA POLOP RESIDENTIAL AREA, PLOT 4, C/ ROTTERDAM, C/ BRUSELAS,
C/PEATONAL LIEJA Y C/ PASSEIG DE LA SOLANA

FOUNDATIONS AND STRUCTURE

- Foundations of reinforced concrete footings braced in two directions
- Structure employing one-way slabs and orthogonal framework.
- Waterproofed foundation walls and buried structures using SBS-modified, LBM (SBS)-40/G-FV, bitumen after priming with asphalt emulsion.
- Foundation walls and buried structure drainage using dimpled drainage sheeting with integrated geotextile.

ROOFS

- The homes have two types of roof:
- Roof type 1 – walkable: flat, unventilated, with 50-cm thick thermal insulation. Single layer of waterproofing finished with non-slip porcelain tiles as used on the terraces and priced at €15/m².
- Roof type 2 – non-walkable: flat, unventilated, with 50-mm thick thermal insulation. Waterproofed and finished with rounded gravel aggregate.

EXTERIOR AND PARTITION WALLS

- Exterior of perforated 11-cm ceramic brick. Thermal insulation based on 5-cm polyurethane foam as per regulations with an inner sheet of 7-cm perforated ceramic brick.
- Internal partition walls of plastered 7-cm ceramic brick.

SURFACE COVERINGS

- Interior walls and ceilings in smooth plastic paint over two coats of sanded filler.
- Interior: smooth plasterboard ceiling, with 15-mm thick plasterboard over a hidden galvanised steel structure.
- Toilet where the air conditioning unit is located: perimeter of 15-mm plasterboard tray and the remainder with removable ceiling.
- Outside terraces and porches: false ceiling of special board for exteriors
- Porcelain or wood look ceramic tiling in the entrance area, priced at €15/m².
- One white water-repellent layer coat on the exterior walls.
- Window sills with flashing in Capri limestone.

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FLOORS AND TILING

- Finest quality, 50x100 or 60x120, porcelain tile flooring inside the home, priced at €15/m2.
- Anti-slip, 50x50 or 60x60, porcelain tiles on terraces, outdoor areas, balconies and sun deck, priced at €15/m2.
- Skirting using the same porcelain flooring, both indoors and outdoors.
- Stamped concrete in the vehicle parking area.
- Finest quality porcelain or ceramic tiles in bathrooms, priced at €15/m2.

EXTERIOR FINISHING AND GLAZING

- PVC finishing with thermal breaks and recessed bottom rails with lineal drainage for water runoff. Anthracite grey or similar.
- Hinged/tilt and turn windows in bathrooms.
- Sliding glass doors, raisable depending on size.
- Motorised aluminium blinds.
- Double-glazed Climalit safety glass windows.
- Double glazed safety glass terrace railings as per regulations, designed with 6+6 panes.
- Pedestrian and vehicle entry gates in the same design as the dividing fence, lacquered in the same colour as the exterior finishing. Automatic vehicle entry gate.

INTERIOR FINISHING

- Armoured entrance door coated with the same wood look porcelain tile or Trespa wood look cladding matched to the tone of the porcelain facade.
- Modern internal doors, finished in white lacquer, oak or beech.
- Silent door handles, hinges and knobs in faux stainless steel.
- Built-in wardrobes with lacquered sliding doors, shelving, dividers, hanging bars and self-closing four-drawer dressers. Cupboards lined with imitation textile in cactus.

PLUMBING AND BATHROOM FIXTURES

- Wall-hung The Gap B.L. toilets by Roca, or equivalent, with Geberit concealed cisterns.
- Single-lever Flat-Tres taps or similar.
- Thermostatic taps in showers.
- Modern bathroom fixtures, with lacquered exterior in the colour of your choice.
- Underfloor heating in bathrooms.
- Glass shower screens.

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ELECTRICAL INSTALLATION

- Electrical installation designed to supply 9.2 kW, with protection boxes.
- Zenit model Niessen switches in white or similar.
- Television, telephone and Internet wiring pre-installed.
- Digital video entryphone.
- Ox eye LED interior lighting.
- Electric vehicle charge point in parking area.

AIR CONDITIONING AND HOT WATER

- Pre-installation for ducted air conditioning.
- Installation of an 80-litre Nuos model Ariston aerothermal heater.

STAIRS

- Modern 80-cm wide metal stairs up to the sundeck for single storey homes.
- Stairs up to the second floor (two storey homes) with laminated safety glass railings.

PROPERTY IMPROVEMENTS

- 6x3-metre pool with a depth of 1.2 to 1.6 metres, entry stairs and a porcelain tile deck.
- Artificial lawn, flower boxes and areas landscaped with white river stone (in areas not paved with porcelain tile).
- Outdoor LED lighting on the exterior walls of the house and the sundeck stairway, and ground-level LED lighting throughout the property.
- Landscaping using plants adapted to the Mediterranean climate and drip irrigation on an automatic timer.
- Perimeter fencing along shared boundaries or roads comprising a 120-cm high single coat wall topped by a metal fence with posts and horizontal slats lacquered in the same colour as the exterior finish of the home.
- Perimeter fence fronting the road, overlooked by the main facade of the home, comprising a 120-cm high single coat wall topped with transparent 6+6 laminated glass.

KITCHEN

- Kitchen furniture in white, anti-scratch lacquer, with floor-level and elevated kitchen cabinets and self-closing drawers.
- Group 1 Silestone benchtop or similar.
- Extractor hood.

OUTDOOR FIXTURES

- 7-m2 pool bar/barbecue with bench and sink on a 2-cm thick polished white crystal Spanish granite benchtop. Porcelain tiling and flooring at €15/m2, power outlets, LED lighting and PVC finishing trim. Exterior coated with the same single-layer water-repellent finish as used on the facade.