



# ALAMEDA GOLF



## TECHNICAL SPECIFICATIONS



To build a home, the highest standards of strength and durability must be met. The right materials and the necessary facilities must be chosen.

To build a HOME, the following step must be taken: design an interior space and choose an environment where everything fits perfectly.

At Alameda Golf we have searched and found this synthesis.

## **STRUCTURE**

Both the foundations and the structure are made of reinforced concrete, with the metal structure built to be unidirectional. Its solidity is covered by a decennial insurance (10 year structure guarantee)

## **EXTERIOR FINISH**

It is made up of: single-layer cladding painted in white, brick ceramics, thermal-acoustic insulation and, again, ceramic brick inside, covered with smooth plaster finish and painted. High quality interior and exterior.

The glass plates on the terraces are made of laminated safety glass.

## **EXTERIOR CARPENTRY**

The exterior carpentry is in lacquered aluminum, with a thermal bridge break. Together with its Guardian Sun double glazing, guarantees the best insulation, both thermal and acoustic. In the bedrooms there are aluminum motorized window blinds in the matching color of the aluminum, with built-in thermal and acoustic insulation. In the living room there are also motorized interior decorative roller blinds.

The design and construction of the entrance door makes it a unique element. In addition, it incorporates a level of security in accordance with its quality: sheet armored and security lock.



## **INTERIOR WALLS AND FALSE CEILINGS**

Based on ceramic brick covered with plaster with a smooth finish and then painted, the interior partitions provide strength and privacy. The false ceilings are plasterboard or square plate, depending on which room.

## **INTERIOR CARPENTRY**

Of superior quality, the interior carpentry is finished in white lacquer. Includes magnetic closure on the interior doors. Built-in wardrobes do not require any subsequent work: their interior is lined with textured wood.

## **TILING**

A superior quality finish requires the best materials: the porcelain tile available in this promotion exceeds the usual standard. Exterior flooring, interior flooring and tiling in bathrooms and kitchen are all distinguished by a careful selection of tones and textures that help create the atmosphere of exclusivity that was sought in this promotion.

## **KITCHEN AND ELECTRICAL APPLIANCES**

The design of the kitchen is a special feature in these homes: they are delivered fully furnished and equipped. You just need to enjoy the ergonomics and the high performance that the appliance brands reserve for their higher ranges.

## **PLUMBING, BATHROOMS AND TAPS**

Each of the houses has a water cut-off valve inside the property. On the various floors of the property, on the terraces, there are exterior water points with taps.

The bathrooms are completely furnished and include tempered glass shower screens.

All the taps are chrome finish and single-lever taps, with built in water usage economiser filter.

## **AIR CONDITIONING, VENTILATION AND HOT WATER**

The most efficient system for treating the thermal conditioning and ventilation of spaces can be found in this housing development. Thermo-regulation is achieved by combining ducted air conditioning (on the ground floor and first floor) and control thermostats. Hot water and ventilation spaces are incorporated into the system by means of aerothermal energy with energy recuperator. In this way, energy efficiency is multiplied; you enjoy an "indoor climate" suited to your taste and optimized for your pocket.

## **ELECTRICS AND TELECOMMUNICATIONS**

All the rooms in the property have top quality mechanisms (in white color), ie. sockets and light switches. The houses have points for television, FM, telephone sockets, and internet in all the rooms, except in the bathrooms. Likewise, there is an electronic video intercom for opening the entrance door.

## **SPECIFICATIONS FOR THE BASEMENT**

The basements are completely finished, also including a complete bathroom.  
Pre-installation for air conditioning.

## **EXTERIOR AREAS**

Vehicle access into the plot is through a motorized gate with remote control

Private pool equipped with:

- Heat pump and underwater lighting
- Outdoor shower
- High-resistance tile coating

