

CONSTRUCTION

EXTERIOR WALLS

Façade closure consisting of outer wall of 20 cm thick concrete blocks or 11 cm thick ceramic bricks, with air chamber with insulating mineral wool panels and inner wall of 7cm thick ceramic bricks, according to technical project.

FLAT ROOFS

Non-trafficable flat roof, with a inclination provided by concrete layer, gravel finish and masonry perimeter railing, depending on the villa model.

Thermal roof insulation with extruded polystyrene insulation boards over an EPD type rubber waterproofing layer.

INSULATION

Thermic insulation of the floor inside the house by fitting approved insulating panels on floor slabs and covering with a layer of selflevelling concrete prior to tiling.

Thermic insulation of the floor inside the house by using polystyrene units in the first floor slab.

Thermal insulation of terraces above the property with extruded polystyrene insulation boards over an EPD type rubber waterproofing layer.

INTERIOR WALLS

Inner partition walls made of 7 cm thick ceramic brickwork.

PITCHED ROOF

Pitched roof with Arabic style curved ceramic roof tiles, fixed with mortar over ceramic thin tongue-and-groove bricks supported by low partition walls that provide the slant to the roof, according to technical project.

Thermal roof insulation with fibreglass wool or similar laid over of the roof framework and between the low partition walls, officially approved asphalt roofing felt waterproofing below the roof tiles.

ROOFING

There are two types of exterior roofs depending on the type of housing: pitched roof and flat roof, categorized by the pitching angle, the construction method and the finish.

STRUCTURE

Structure composed of load bearing walls made of either concrete blocks or pillars with reinforced concrete beams, concrete tie-beam frameworks and lightweight concrete beam filling, according to technical project.

SURFACING

External walls surfaced with waterproof, textured cement mortar rendering with combed finish, painted with decorative plastic paint of a colour chosen by the client, according to technical project

Interior walls surfaced with sprayed plaster with smooth finish, painted with plastic white paint, except kitchen and bathrooms, according to technical project.

Continuous false ceiling made of laminated plaster panels, PLADUR system or similar, according to technical project

EXTERIOR CARPENTRY

GENERAL

Top quality exterior windows and doors of Iroko wood or lacquered aluminium with thermal break by TECHNAL, SHUCCO or similar, double glazing with CLIMALIT air chamber, solar control, low emissions, tilt-and-turn mechanisms on kitchen and bathroom window

MAIN DOOR

Top quality reinforced front door on access to the property with frame fitted with anti-prise catches to anchor it to the wall. Safety hinges and anti-theft lock, in PVC with RAL lacquer finish or wood grain finish, according to technical project.

ROLLERSHUTTERS

Automatic aluminium roller blinds with electric motor integrated in the home automation system, according to technical project.

WINDOW PROTECTIONS

Window protections on accessible areas with galvanised wrought iron grilles, laminated safety glass or Mallorca-style shutters, according to technical project

INTERIOR CARPENTRY

ROOMDOORS

Windowless single hinged interior doors, wood veneered or lacquered solid panels, with hidden hinges, with a choice of several different designs and finishes.

WARDROBES

Fully lined wardrobes with modular melamine interiors, equipped with drawers, shelves and a rail, 2.2 m high sliding doors matching the interior room doors or made of lacobel type glass, according to technical project.

FINISH

FLOOR TILES

Flooring: Top quality rectified porcelain tiles to be chosen by the client from series no.3, with the option of including a decorative border tile in the living room (The length of this decorative border should not exceed 12 metres. Limit of 4 tile mode

WALL TILES

BATHROOMS and KITCHEN walls tiled with top quality ceramic tiles to be chosen by the client from series no.3, including 2 decorative border tiles in the bathrooms and 1 in the kitchen. (Limit of 1 tile model per KITCHEN-BATHROOM).

PLUMBING

BATHROOM ACCESSORIES

TENSO by DURAVIT bathroom accessories in chrome : towel rail, toilet paper holder and coat hook.

BATHROOM FITTINGS

Single handle chromed mixer tap from the TENSO series by GROHE, for bathroom washbasin and bidet. Automatic drain system.

Bath tub and shower taps with thermostatic mixers in chrome from the TENSO series by GROHE.

BATHTUB

2ND FLOOR model DURAVIT acrylic bath tub measuring 170x75 cm, in white, according to technical project.

DISHWASHER

Dishwasher connection in the kitchen

GENERAL

Hot and cold water installation with embedded piping in compliance with current applicable regulations, with closed loop hot water circuit, main shutoff valve and independent shutoff valves for each bathroom.

KITCHEN FITTINGS

Single handle chromed mixer tap on the kitchen sink from the K4 series by GROHE, with swivel spout and pull-out hose.

KITCHEN SINK

Kitchen sink out of stainless steel model X-TRA 100 by ROCA with one basin and drainer.

SANITARY HOT WATER

Solar energy water heating system, aided by an ALTHERMA by DAKIN auxiliary system.

SANITARY WARE

Bathroom fittings series STARK 2 by DURAVIT in white.

Bathroom fittings series CARO in white by DURAVIT in the main bathroom.

SHOWERBASE

Acrylic 100x85 shower tray model 2ND FLOOR by DURAVIT, in white, according to technical project

WASHINGMACHINE

Washing machine connection, as to plan.

ELECTRICAL FITTINGS

GENERAL

Fitted electrical installation carried out in accordance with the electronic regulations for low tension, with first quality make fuse box, prepared for contracting 17,25 kw, as to technical project.

SWITCHES AND SOCKETS

Aluminium or Anthracite-coloured electrical switches and sockets from the SIMON series 75 or JUNG series LS 990.

KITCHEN FITTINGS

KITCHEN FURNITURE

Made to measure kitchen modules with wall hung and base cabinets with doors, fully extending drawers and deep drawers with braking system. Lacquered, veneered or solid wood fronts, melamine cupboard rears and standard handles or knobs. [Series 6-8]

WORKTOPS

Kitchen worktop in Silestone or granite -Castaño, Kinawa, Multicolor, Apache or Copacabana types- with 45° angled edge.

AIR CONDITIONING AND HEATING

AIR CONDITIONING

Hot and cold air conditioning system by VRV heat pump intelligent system by DAIKIN, with indoor units on walls, floors, ceilings or through ducts in the living room and bedrooms, according to technical project.

GENERAL

Temperature control system in the property with under floor heating and air conditioning with individual units in bedrooms and the living room

HEATING

Under floor heating in the property consisting of a hot water circuit installed beneath the floor tiles, powered and supplied by the ALTHERMA by DAIKIN system. Individual temperature control in each room

ELECTRICAL HOUSEHOLD APPLIANCES

COOKER

Induction hob model "KM 6310" by MIELE, or similar

EXTRACTOR HOOD

Decorative 90 cm wide extractor hood finished, stainless steel finish, model P-401 V.850 by PANDO, or similar.

FRIDGE

Combined fitted fridge, with exterior dimensions 1772x559mm, model "K 9753 iD" by MIELE or similar make

MICROWAVE OVEN

Built-in microwave oven in stainless steel finish, model "M 8261-2 ED/C1st" by MIELE, or similar.

OVEN

Multifunction oven with timer, finished in white or stainless steel, model "H 4318 BP ED/C1st" by MIELE, or similar

TELECOMMUNICATION INSTALLATION

SERVICE POINT CONNECTION (PAU)

Device where the house's interior network is centralized, made up by different connection points (TV, TF, TLCA, PT) that allows users the possibility of accessing the different services provided by the operators.

TELECOMMUNICATIONS (TLCA)

Computer connection point RJ45 lead by cable to the UAP from the living room, kitchen and bedrooms, as to plan.

TELEPHONE (TF)

Cabled installation for telephone from the living room and bedrooms to the user access point, as per plan.

TELEVISION (TV)

Cabled installation for television from the living room, kitchen and bedrooms to the user access point as per plan.

HOME AUTOMATION

AIR CONDITIONING

Thermostats to individually control temperatures in each room of the property, integrated in the home automation system.

CONTROL

Home automation system controlled via electric switches and domotic pads, 12" colour touch screen installed on the wall, remote control with touch screen, from any PC connected to the property network, from internet and from mobile phones if configured

GENERAL

Home automation intelligent system integrated in the property under international KNX standards, with products, brands and first class manufacturers, to control lighting, blinds, temperature and security

INTERCOM SYSTEM

Video camera intercom access system consisting of a panel on the access to the plot and a receiver inside the property, integrated in the home automation system, enabling redirection of video intercom calls to mobile phones or land lines.

LIGHTING

Adjustable lighting with dimmer switches at the entrance hall, living room, dining room and bedrooms. The rest of areas will have a simple on/off system integrated in the home automation system.

SECURITY

Security system integrated in the home automation system with central alarm box, control keyboard, movement sensors, flooding sensors in bathrooms and kitchen, 4 smoke detectors, telecontrol, and option to connect to an alarm monitoring centre.

OTHER INSTALLATIONS

AUDIO SYSTEM

Pre-installation for home cinema speakers in the living room, as per plan.

Multi-room audio system by SONOS or similar brand, to play different audio sources connected to the ethernet network of the property (PCs, IPods, multimedia hard drives, internet radio, internet services, etc.).

Speakers installed on kitchen, bedroom and bathroom ceilings, by B&W or similar brand, to play the multi-room audio system by remote control.

SOLAR COLLECTORS

Solar thermal panels to produce hot water in compliance with the current regulations.

VENTILATION

Ventilation system of the dwelling by means of the installation of air inlet grilles in the facades of lounge and bedrooms, with mechanical extraction of the interior air through pipes from the kitchen and bathrooms towards the chimney on the roof.

VIDEO SURVEILLANCE

Video recording system integrated in the home automation system of the property consisting of a video and image recording server, 4 external cameras, enabling access to and viewing of the recordings from any PC connected to the property network.

OTHERS

ALL INCLUSIVE SERVICES

Execution fees of the mains of the different supplies connections.

Cession of the property of a right of water

Installation of a water meter

Installation of a pressure reducer

Management of the Inspection visit by Iberdrola

Management and fees of Industry Inspection (gas) (if this applies)

Management of direct debiting of water, electricity and community receipts.

Electricity and water consumption bills since the handover of the apartment until both supplies are contracted on behalf of the client

Management of the Registration in the Land Registry.

Private postbox in the postbox shelters of the shopping centres.

Payment of the refuse collection tax of the year of the title deed signing.

Payment of the Yearly Property Tax of the year of the title deed signing.

Payment of the homeowners fees (community of owners previously existing) the year in which the deed is signed.

CONTROL DE CALIDAD

Geotechnical study, Quality control plan of the project, Laboratory trials, monitoring of the quality of construction execution by an approved Technical Control Organization, professional direction by Architect and Quantity Surveyor.

Technical inspection for internal control prior to handing over of the house to the client.

CUSTOMER SERVICE

Personalized follow-up service for the client from the contract signing until the conclusion of the guarantee period.

Inspection for handing over of keys accompanying the client and providing customized service in several languages.

CUSTOMIZED DESIGN

Own Architecture Department where you can design your personal project or adapt some of our recommended designs.

DOCUMENTATION

Building project, Safety and Health Plan, Construction Permit, Construction Completion Certificate by the Architect, First Occupancy Certificate

MATERIAL SELECTION

Freedom of choice of materials and finishings of your house. Customized service and advice by our Customer Service Department.

RESIDENCES PLUS

The houses located on RESIDENCES PLUS plots, include an infrastructure different to the others, consisting in personalized street lighting, videosurveyance service by means of cameras installed in strategic points of the residential, asphalted pavements.

The client may include in the projects of these residences the following with no additional cost: individual satellite dish with analogic receiver, movement detector on the rear facade of the house and intercom from the entrance of the plot to the house.

The Residences Plus "MAGNOLIAS" and "LIRIOS" will have a piped town gas infrastructure.

The minimum surface of the houses will be 150m², they will have an annexed garage which is part of the house, swimming pool, terraces, with boundary walls to the street done in dry stone, accesses to the plot will have to be protected by gates or similar.

The client obliges himself to plant a perimeter hedge around the whole plot and to invest a minimum of 18.000 Euros in the garden.

TELECOMMUNICATIONS

The Urbanisation Cumbre del Sol is provided with a telecommunications network infrastructure with PREWIMAX technology, prepared for providing telephone and high speed internet service.

VAPFNET

Private access intranet for clients, thought to provide more information and transparency during the purchase process of your house, where you will find data of your house, pictures of the construction development, can look up signed contracts,

INSURANCES

BUILDING INSURANCE

Free 1st year building insurance policy

INSURANCE FOR 10 YEARS

The house has an insurance that guarantees any damage made to the house due to faults and flaws caused by or affecting the foundations or structure of the building and that threaten its resistance and safety, for a period of 10 years.

WARRANTIES

Warranty of the amounts of money handed over by the client by means of a bank guarantee or consolidation policy issued by an important bank or insurance company.