

QUALITY SPECIFICATIONS OF NOVAMAR 2

CONSTRUCTION

EXTERIOR WALLS

Façade closure walls made of outer panel of ceramic brick, air chamber with mineral wool panel insulation and interior gypsum plasterboard lining, according to the technical project.

Façade surfaced with waterproof cement mortar and finished with a coat of exterior paint combined with stone claddings, design and colour in compliance with the technical project.

INSULATION ON TERRACES

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

INTERIOR WALLS

Gypsum plasterboard inner partition walls with metal structure and acoustic insulation, according to the technical project.

Separating wall between properties made of ceramic bricks, lined on both sides with gypsum plasterboard and acoustic insulation, according to the technical project.

Inner partition walls coated with white plastic flat paint, with the exception of bathrooms and kitchen.

STRUCTURE

Structure formed by pillars and joists out of reinforced concrete with slab floors with concrete joists and arched lightened concrete bricks, as to technical project.

SURFACING

FALSE CEILINGS

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

FLOOR TILES

Wooden floorboards or technological wood flooring on the external terrace and in the master bedroom.

Internal floor tiles with rectified porcelain tiles from premium brands

TILING

Wall tiling in kitchen and bathrooms with ceramic tiles for top brands and leading manufacturers

EXTERIOR CARPENTRY

Top quality lacquered aluminum framings with thermal break by TECHNAL or similar, double glazing with air chamber (CLIMALIT or similar), solar control and low emissions, according to technical project.

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, according to technical project.

ROLLERSHUTTERS

Lacquered aluminum automatic roller blinds matching the exterior metalwork, with electric motor integrated in the home automation system, 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, according to technical project.

PLUMBING

BATHROOM FITTINGS

Bathroom taps series ALLURE chroming finish by GROHE

GENERAL

Hot and cold sanitary water installation with fitted pipes as to current regulations, with mains tap and individual stopcocks in each bathroom

KITCHEN FITTINGS

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

KITCHEN SINK

BP-2 by ROCA textured stainless steel single bowl kitchen sink for under-counter installation.

SANITARY WARE

Bathroom fittings series DURASTYLE by DURAVIT in white.

AIR CONDITIONING AND HEATING

AIR CONDITIONING

Air conditioning via installation of internal wall, floor, ceiling or ducted FAN COIL units, connected to the ALTHERMA system by DAIKIN, for generating cold air in lounge and bedrooms, according to the technical project

GENERAL

Simultaneous air conditioning and hot water production system by ALTHERMA of DAIKIN, made up of an exterior heat pump and an interior Hidrokit, that can be connected to Fan Coils of Air conditioning and to Radiant floor heating.

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 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 9,2 kw, as to technical project.

SWITCHES AND SOCKETS

Electrical switch and socket boxes in white, by JUNG series LS 990.

BATHROOM FITTINGS

SHOWER/BATHSCREENS

Shower screen made to measure in tempered glass for the secondary bathroom.

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 45º angled edge.

ELECTRICAL HOUSEHOLD APPLIANCES

GENERAL

Set of appliances consisting of: Refrigerator, Oven, Hob, Extractor, Dishwasher, Washing Machine, SIEMENS brand

TELECOMMUNICATION INSTALLATION

TELECOMMUNICATIONS (TLCA)

IT Network across the property with RJ45 plugs in the living room and bedrooms, according to the technical project.

WIFI access point connected to the IT network.

TELEPHONE (TF)

Serial telephone connections in the lounge and master bedroom, according to technical project.

TELEVISION (TV)

TV connection in the living room, bedrooms and terrace, according to the technical project.

HOME AUTOMATION

AIR CONDITIONING

Thermostats to individually control temperatures in living/dining room, bedrooms and bathrooms, integrated in the home automation system.

CONTROL

Home automation system controlled via electric switches and control pads, 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 intercom system including an outdoors station, at the entrance of the building and a receptor inside each property. Intercom integrated in the home automation system, thus allowing the redirection of video intercom calls to landline or mobile phones

SECURITY

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

OTHER INSTALLATIONS

VENTILATION

Property ventilation through installation of air inlet grilles on the living room and bedroom façades, with mechanical extraction of interior air through ducts from the kitchen and bathrooms, in compliance with the technical project.

OTHERS

ALL INCLUSIVE SERVICES

- Execution fees of the mains of the different supplies connections.
- Installation of a water meter
- Installation of a pressure reducer
- Management of the Inspection visit by Iberdrola
- 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.

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.

DOCUMENTATION

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

TELECOMMUNICATIONS

The Urbanization 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.