



ALBORADA RESIDENCIAL DEVELOPMENT ALICANTE Playa de San Juan.



STRUCTURE

- ✓ Structure in reinforced concrete, as per the design project drafted by the Supervising Architect, in accordance with current regulations.



FAÇADE

- ✓ Cavity walls with an external skin in two-tone facing brick, fitted with air chamber with acoustic and thermal insulation as per regulations.



ROOF

- ✓ Accessible roof surface in roof gardens and non-accessible in roof space and lift equipment room and stairwell.



BRICKWORK

- ✓ Separation between homes and public areas as well as between neighbouring homes will be effected with solid brick, drylined with laminated plaster in inhabited areas.
- ✓ Interior divisions will be by means of dry wall lined with double-sided laminated plaster.



EXTERNAL JOINERY

- ✓ Compact-type external joinery, in coloured lacquered aluminium, with various opening systems depending on the needs of each room.
- ✓ Lacquered aluminium roller blinds with built-in insulation in lounges and bedrooms.



INTERNAL JOINERY

- ✓ Armoured entrance door.
- ✓ Interior doors veneered in oak.
- ✓ Glazed doors in lounge and kitchen.



CEILINGS

- ✓ Plaster ceilings in Reception Area, Corridor, Kitchen, Bathrooms and Toilets, as well as at those points considered necessary for technical reasons.



WALL TILES

- ✓ Kitchens and scullery areas tiled with ceramic tiles, Saloni (*) or similar brand.
- ✓ Main bathroom and toilets tiled with ceramic tiles, Saloni (*) or similar brand.
- ✓ Waste store, changing rooms and public toilets with plain-coloured tiles.



FLOORINGS

- ✓ Saloni (*) or similar brand earthenware tiles
- ✓ Non-slip earthenware tiles on terraces and solarium.
- ✓ Natural stone (*) in portals and lobbies.
- ✓ Earthenware tile flooring on lobbies giving access to garage and equipment rooms.
- ✓ Non-slip ceramic floor tiles in the community swimming-pool toilets.
- ✓ Garage ramp with diamond tip.



TOILETWARE AND TAPS

- ✓ Bathrooms fitted with white vitrified china toiletware, Roca brand (*) or similar.
- ✓ TRES (*) or similar lever-operated taps in bathrooms and kitchen.
- ✓ Washing sink in scullery.



ELEVATOR

- ✓ High-end cab, decorated and with automatic doors, descending to garage floor, variable frequency.
- ✓ Steel doors in portal.
- ✓ Cab fitted with micro-levelling, photoelectric cell, position indicator and grouping of passengers on descent.



INTERIOR FINISHINGS

PAINT

- ✓ In homes, smooth acrylic paint in a soft colour.
- ✓ In public areas, fine droplet acrylic paint.
- ✓ Polyurethane lacquer on interior doors and wardrobes.



GLAZING

- ✓ Exterior double glazing with Climalit-type (*) or similar glass. Security glazing as per regulations in those rooms where this is mandatory.



PLUMBING

- ✓ Installation as per current regulations with separate shut-off valves in bathrooms, kitchen and toiletware.
- ✓ Hot water produced by a gas heater in 2- and 3-bedroomed homes and by an electric heater in single-bedroomed homes.
- ✓ Installation of a water connection and drainage point for a dishwasher.
- ✓ Pre-installation for a washing machine in the scullery area (except in single-bedroom homes, where washing machine will be in the kitchen).



ELECTRICITY

- ✓ Top quality mechanisms.
- ✓ Installation of telephone and TV sockets in lounge, kitchen and bedrooms.
- ✓ Common telecommunications infrastructure as per regulations.
- ✓ Lighting in portal area and on the vestibules of each floor with a presence detector and timer system



ACCESSES

- ✓ Entrance lobby decorated with noble materials. General staircases with firefighting equipment as per regulations.



AIR-CONDITIONING AND SPECIAL EQUIPMENT

- ✓ Totally-furnished kitchen comprising wall-mounted and floor-standing cupboard units. Single-basin stainless steel sink with drainer. Three- or four-ring ceramic hob. Electric oven on a fitted column (except in single-bedroom homes). Refrigerator, washing machine, microwave and extractor hood. Silstone worktop.
- ✓ Individual pre-installation for air-conditioning conduits through the ceiling.



SHARED AMENITIES AND GARDENS

- ✓ Perimeter fencing around the plot.
- ✓ Garden areas with automatic watering system, lighting and equipped with benches and litter bins.
- ✓ Adult swimming pool with decorative treatment and lighting.
- ✓ Children's swimming pool.
- ✓ Paddle tennis court with artificial grass and glass walls.
- ✓ Social Club, equipped with furniture.
- ✓ Gymnasium with equipment.
- ✓ Bicycle storage room.
- ✓ Meeting areas with pergolas.
- ✓ Changing rooms and toilets.
- ✓ Common access to garage and storage areas by means of an automatic door operated by a key and remote control. Equipped with all the safety measures in force with regard to ventilation, detection and evacuation.
- ✓ High-end children's play area, with rubber flooring around the apparatuses.



SUNDRY INSTALLATIONS

- ✓ Video-porter system.
- ✓ Attic terraces with water connection.
- ✓ Light connection, sealed electric power socket and TV socket on Solarium terraces.
- ✓ Water de-scaler, installed in the community's storage room
- ✓ Community dish aerial.



GARAGE

- ✓ Fully equipped in accordance with CPI 96 and REBT.
- ✓ Automatic access door opened by magnetic key and remote control.

General Note

(*) All the makes and models indicated may be replaced by others of similar characteristics in terms of their price and quality, in the opinion of Supervising Architect.

INFORMATION AND SALES OFFICE:
902 455 667

COMMENTS: *The present bill of materials is subject to possible changes due to technical, legal or commercial requirements.*

Translated document. In the event of any discrepancies between this English translation and the Spanish original, the latter shall prevail.