

R E S I D E N C I A L

# JALOQUE

PLAYA DE SAN JUAN

## ***107 homes with impressive sea views (99 apartments and 8 penthouses with solarium)***

---

### ***“A compact structure, of extreme strength” – structure and foundations***

A powerful “backbone” **interconnects the foundations and structure of the building with the ground** by means of premanufactured pilings, pile caps and reinforced concrete floors, according to the specifications of the project and Building Technical Code (CTE in Spanish). Structure with pillars, girders and bidirectional concrete framing.

### ***“Smart and avantgarde designs that make you fall in love at first sight” – Façade and exterior joinery.***

For the facing of the **façade** we have chosen a decorative and modern face brick combined with single layer mortar in the area of the stair boxes. They are materials highly resistant to the passing of time and with excellent impermeability properties. The façade has been given a double insulation, one in the air chamber and another inside the metallic profiles of the plaster board partition walls, both insulations with properties both thermic and acoustic.

Along the same lines of providing the best standards of thermic and acoustic insulation in the property, it has been decided to use an **exterior joinery** of lacquered aluminium with breakage of thermal bridge system (RPT in Spanish). The living rooms with access to the terrace will have sliding windows and in bedrooms they will be tilt and turn windows or sliding, according to the plan. Thanks to the glazing of smart glass you will always enjoy, both in summer and winter, the perfect temperature. The aluminium roll-up blinds of living rooms and bedrooms are motorized.

### ***“Resistant materials, developed to last” – Roofs***

The roofs will be flat and passable, inverted type, with finishing that allows its use, with thermic insulation and anti-slip floorings. The dwellings of the last floor will have solarium, whose finishing will be a combination of porcelain paving and artificial grass.

### ***“Intelligent solutions that protect the privacy of your home” – Masonry and insulations***

For the separation between properties and to ensure a perfect thermic and acoustic interior insulation, it has been established a mixed system of manufacture of bricks and plaster board wall cladding each side. To the composition is added, in both sides, a high-performance mineral wool panel to ensure the privacy of every home.

### ***“Design of pleasant and safe environments for a better comfort” – Paving and cladding***

With the aim of creating harmonic spaces and also contributing to thermal and acoustic insulation of the home, all the rooms of the dwelling will have continuous false ceilings of plasterboard, except for the bathroom number 2 that, as it has the air conditioning machine installed, will have a detachable false ceiling with exposed grid profile and vinyl panel. Regarding the paving, due to the high resistance of the ceramic tile, we have chosen this material for both, inside the properties and the areas of high pedestrian transit, being anti-sliding in the exterior areas. Inside the dwellings, between the face of the walls and the paving there will be a skirting board of DM veneered in white. We want to highlight that the ceramic facing in kitchen and bathroom will be of the exclusive brand KERABEN. The wall face of hall, living room and bedrooms will be finished with smooth plastic paint.

### ***“Details for calm and comfort” – Exterior joinery***

We have taken care of even the smallest details to obtain comfortable, bright and safe homes; everything so that you can enjoy the pleasure of “not going put”. Therefore, every dwelling has an elegant armoured door with safety lock and white colour inside with horizontal fluting and smooth knob with gloss finish and chrome colour.

In the interior doors design, horizontal fluting outstands, finished in white as well, with smooth gloss and chrome handles. Regarding the wardrobes, we have planned modular structures in white colour matching the interior passage doors, which can be sliding or folding, according to the room. The bedrooms wardrobes are presented lined and have bar and shelf for the clothes.

### ***“Style and technology for a more efficient consume” – Taps and bathrooms fittings***

In the bathrooms there will be a low washbasin with a piece of furniture with two drawers under it and toilet of first quality vitrified porcelain in white colour of the brand Duravit and flat shower trays with installation of security glass fixed screen. The bathroom fittings are mixing tap with jet economizer finished in chrome of the brand Hansgrohe.

### ***“Attractive design and equipment for a dream kitchen” – Kitchens***

We propose a modern and very attractive design for kitchens, which will be given fully equipped and with low and high furniture of great capacity and elegant countertops of compact quartz. The appliances equipment includes extraction hood, ceramic stove, electric oven, stainless steel sink fitted under the counter, mixing taps, dishwasher, washing machine and fridge.

### ***“Efficiency for a bigger energy saving” – Heating, climatization and hot water***

For a better efficiency in your home, it has been planned a modern installation of climatization of cold and hot air by means of air ducts with supply and return grilles in living room and bedrooms. The temperature control is carried out with a thermostat located in the main room. Preinstallation for the system Airzone or similar, for independent climatization control by rooms.

Invisible heating system by means of underfloor heating by water pipe and thermostat, providing a total comfort due to the absence of spots which are too hot. The absence of radiators implies an increase of the usable space of the home and improve the possibilities of interior decoration.

The system of hot water will be generated by means of an innovative system of aerothermal energy, which minimises the use of fossil fuels, producing a great saving in the electric bill.

### ***“High technology and resistance” – Plumbing and sanitary fittings***

The interior water net of the dwelling is distributed through the high technology pipes of reticulated polythene, a material very resistant to high temperatures and abrasion; and sanitary net by acoustic attenuation piping.

### ***“Solutions to be always connected” – Electricity and telecommunications.***

The rooms have designer mechanisms in white colour and first quality. In the terraces the electric power point has also been planned as well as wall lamps with LED system.

For a better comfort, the dwellings have television, FM and telephone aerial sockets in all the rooms except for the bathrooms. The terraces and solariums will have aerial socket.

We want to highlight, also, that the urbanization has satellite dish for the reception of digital channels and cable TV installation.

***“Environments for the enjoyment of the whole family” – Access and common areas.***

Located inside a private parcel, fenced in all the perimeter, the urbanization has two pedestrian accesses with automatic video door phone and in the garage two doors will be installed: one for access and one for exit.

The hallways have been designed with first quality materials and paving, and for the lighting low consume lights have been considered. The hallway and stairs illumination start will be carried out by movement detectors.

We have paid attention to every detail so that the owners can enjoy a pleasant residential environment. Also, an impressive **Finnish infinity swimming pool** with night illumination and jacuzzi climatized with 10 people capacity and infinity effect over the pool. And for the fun of the children of the house, we have planned a refreshing splashing pool with water jets.

The swimming pools enclosure will have an artificial grass area with gardening and areas for sunbathing where there will be showers and toilet.

We have developed an open air space for the enjoyment of the whole family where an area for the urbanization younger ones stands out, consisting of **children playground, basket and a boulder climbing wall that will make the children develop their psychomotricity**, improve their resistance and flexibility without risking their safety. Besides, the urbanization has an area of bio healthy games, reading area and illuminated paddle court. We want to highlight a **panoramic gymnasium** and conditioned with a complete sport equipment, and a **coworking room** with a **cardio-protected space**.

The residential has, as well, a **spa area** for the relax and enjoyment at any moment of the day. This space will have Finnish sauna, changing room with shower and adapted toilet.

Finally, we have also prepared a **gourmet room** with sink, fridge and microwave oven, perfect for celebrating family meetings and birthdays.

The urbanization will have a service of smart mailboxes which allow their users to receive products and services in their homes without having to be at home. For this, there will be multi-user electronic lockers at the main access of the residential and they will allow to receive and deliver products at any time of the day with total safety.

## **“Comfort and safety 24 hours a day”**

### **Garage**

For a better comfort and safety, from the outside it can be accessed through two automatic doors activated with smart system of access control and opening and closing procedure, making the mobile phone or smartwatch the garage remote control. And from the houses, the access to the garage and storage rooms will be direct from the lift and through the halls.

For the garage it has been planned a closing with reinforced concrete wall with an impermeability treatment. The pavement will be covered with a protective material of two components. The markers of the garage places will be by means of paint of different colours. System of lighting with high efficiency LED lights.

Every property has a storage room located at the garage floor.

The garage has preinstallation for the charge of electric vehicle.

### **Lifts**

Every portal has two electric lifts with automatic doors, being one of them suitable for the use of people with reduced mobility. The doors are stainless steel in the ground floor and in the rest of floors they will be painted sheet.

### ***Personalization of your home***

So that you can live in your dream house, we remind you that you can intervene in the personalization of your home within the established deadlines. From Urbincasa we work for and with our customers with a common goal: **to be able to make your wishes a reality.**

### ***Deposits guarantee:***

We remind all our customers that all the amounts given in advance and the interests will be guaranteed by leading entities.

The content of the present brochure can suffer variations because of requirements of the Administration or the Technical Management.

***All housing will be able to be adapted to the needs of people with mobility problems***