



CENTRO COMERCIAL ZENIAMAR

Costa Blanca Sur / Orihuela (Alicante)

QUALITY REPORT

GROUNDING WORKS

Footings on reinforced concrete.

STRUCTURE

External, cylindrical concrete columns and reinforced concrete waffle slabs.

ROOFING

Flat, not able to be stepped on, insulated.

FAÇADE

Light sign in the facade of the shopping centre that will read CENTRO COMERCIAL ZENIAMAR. Also, each premise has a power point for the installation of a light sign on its own facade.

BRICKWORK AND INSULATION

Facade constituted by a cavity wall -external panel made of thin hollow bricks, insulation and internal panel made of thick hollow bricks. Premises separated by cavity wall -panels of hollow bricks and interior insulation inbetween. Premises nº 2 and 6 will have pergolas and the possibility of installing awning on them. The premises which facade faces the street could also install awnings. Such awnings will be of the same colour, determined by the community of owners once it's constituted.

FAÇADE COATING

As showed in the plans, the facade is coated by a combination of natural stone and a sand-coloured COTEGRA-type coating.

INTERIOR WALL PAINTWORK

The premises will be handed over with rough, unfinished walls.

EXTERIOR FLOOR AND WALL TILING

Terraces tiled with GREDOS-type or similar stoneware. Central square with cement tiles and decorative border tiles selected by the technical expert team.

EXTERIOR CARPENTRY AND GLAZING

Exterior fittings on dark-grey lacquered aluminium. SEGURIT-type security glazings 6+6 or 4+4, depending on the sizes of the holes. Security locks with automated roll-up shutters in doors and accesible windows. Handrails on dark-grey lacquered aluminium and glass.

PLUMBING

Every premise will have a sewage for the toilet, which will link to the many general drainpipes of the building. Also, every premise will have a pipe installed for water, and a shunt for bathroom ventilation.

ELECTRICITY

The facades that lead to the streets and to the central square will have streetlamps, and the communal areas will have ambient lights.

In each premise, an electricity point (only the pipeline) will be put on the top of every door and window of the facade, in ground and top floor. The pipeline from the main electricity frame of the building to the electricity meter of every premise (by the entrance) and the preinstallation for telecommunications infrastructure will also be provided.

AIR CONDITIONING SYSTEM

Pre-installation of aircon system. The roof of the commercial centre has spaces prepared for the air conditioning system console of every premise.

EXTRACTION SYSTEM

Each premise will include a conduct for smoke extraction.

BASEMENT

It will be destined to the allocation of garages, parking spaces and storerooms. It will be easily accesible from the stairs and the elevator situated in the central square, and some premises will have direct access to their garages via an interior staircase.

CENTRAL SQUARE

Spacious central square of approx. 245 m² with plants, semi-roofed terraces, stairs to the basement and two big stairs leading to the top floor. Panoramic elevator with access to the basement. Pergolas on white concrete. Plants watered by an automated irrigation system.

GREEN AREAS

Permits to look after the green areas adjacent to the premises is being now requested to the Orihuela Town Hall. If granted, this permission will allow TM to develop its project to build walkways, to install benches and to plant it, so that the community of owners can later take care of it.



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