



MAR DE PULPÍ 1ª FASE

Costa de Almería / Pulpí (Almería)

QUALITY REPORT

GROUNDING WORKS

In accordance with the geotechnical study undertaken, Residencial Mar de Pulpí uses a system of isolated footings braced together to offer enhanced anti-seismic protection.

STRUCTURE

For Mar de Pulpí we have opted for a waffle slab system which provides greater strength and freedom in the location of support pillars necessary for a flexible distribution. This proved to be the best structural solution for this type of property. When not positioned above the parking, ground floor properties feature separated foundations to provide greater insulation between the property and ground.

ROOFING

In covered areas we have projected thermal insulation over a waterproof layer to achieve energy efficiency and prevent damp. All flat areas are finished in sandstone in the terraces and solariums, with a layer of gravel in non-walkable areas.

FAÇADE

The external appearance of Mar de Pulpí is designed to safeguard the traditional character of the coastal villages of Eastern Andalusia, adapting them to include the best possible insulation conditions available through modern construction techniques. For example, we have created a traditional feel to the development by including classic ornamental elements such as pergolas or handrails using durable and low maintenance materials such as wood-imitation aluminium railings. The façade is created using double cladding, separated by thermal insulation. The outer face is covered with cement mortar with a coating of outdoor paint. Outside surfaces such as terraces and window boxes etc will also be treated in this manner. The garden elements and window boxes incorporated into the façade will be delivered with the plants in place and an independent irrigation system installed.

BRICKWORK AND INSULATION

Properties with interior partition walls: Room divisions within each property use a system of large format ceramic brick allowing for flatter surfaces than with traditional brickwork.

Vertical property separations and those between the properties and communal areas uses a system of double walls with sound insulation, the same as that used in the floors to diminish the noise of footsteps from the apartment above.

INTERIOR WALL PAINTWORK



High quality plastered walls and false plasterboard ceiling (Pladur brand or similar) throughout the property, both finished with smooth finish, plastic paint.

EXTERIOR FLOOR AND WALL TILING

The material chosen for the terraces is rustic sandstone due to the wide range of finishes available, strength and outdoor durability over time.

INTERIOR FLOOR AND WALL TILING

Interior floor tiles of large-cut, porcelain sandstone throughout the property. High quality sandstone tiles in the kitchen and bathrooms.

EXTERIOR CARPENTRY AND GLAZING

Exterior carpentry using wood-imitation PVC, double glazing with a thickness of 4x6x6, aluminium window shutters, with matching finish to the window frames. Armour-plated security door, with exterior phenol panel and interior wooden cladding, with both finished in wenge with spy-hole and security lock. Door leading to the utility room is a white painted aluminium frame with double glazing.

INTERIOR FITTINGS AND GLAZING

Smooth wooden interior doors with wenge finish. Built-in wardrobes with sliding and/or folding doors, finished to the same standard as the interior doors. Feature interior lining, set of drawers, mezzanine and clothes rail.

PLUMBING

Internal piping throughout the properties suspended from the ceiling. High quality sanitary fittings from the "Nau y City" range by the brand "Unisán" and Grohe style taps with single control system. Bathrooms feature suspended sink cabinets, illuminated mirror and silestone tops, acrylic shower plates offering greater resistance, seals and with less height between shower and floor. Both showers are delivered with tempered glass shower screen, with master shower being large (1.2 metres long), featuring a hydro massage column with 3 pressure jets, fixed shower support and flexible shower cable. Hot water produced via solar energy, with solar panels located on the roof of each building. In accordance with the current Technical Code guidelines, a 100 litre electrical support boiler is also provided.

The entire property, (including kitchen and bathrooms), ventilated using a forced extraction duct system, as outlined by the current Building Code guidelines (Código técnico de la Edificación). Outside water taps in the solarium and gardens.

ELECTRICITY

All properties have high grade, 9.2 kW electrical wiring. All interior sockets and switches using high quality appliances. TV sockets in the lounge, all bedrooms, porch, terrace and solarium. Telephone sockets in the lounge, master bedroom and second bedroom in 3 bed properties. Pre installation for Home Cinema.

IRONWORKS

Dark brown painted security grills on ground floor windows and balconies, and first floor spaces which lead to terraces. Black oxidised metal entrance gate. Railings and/or banisters on interior stairwells painted in forge-effect black.

KITCHEN

Fully furnished with high and low level fitted cupboards, self-closing drawers, decorative stainless steel extractor hood, stainless steel sink with draining board, silestone worktops (or similar) and installation for a dishwasher. Positioned in front of the kitchen units is a serving hatch with glass shelf and smooth vertical surfaces and halogen spotlights in the ceiling.

GALLERIES

Utility rooms enclosed using a precast concrete latticework, painted in white. Also features plug socket, hot water boiler, installation for washing machine and dryer, sink, with walls and floor in sandstone tile.

AIR CONDITIONING SYSTEM

Complete (hot-cold) air conditioning installation in the living room and bedrooms via ducts. Plug socket for fan heaters in the bathrooms.

SECURITY

Installation of security system which includes:

Control Centre with direct communication using mobile technology with the security company without the need for a telephone connection. The system is activated and deactivated using a personalised key. Intrusion detector which features a micro-camera and night vision. Voice communication and image transmission to the security company control centre and the 3G Mobile of the homeowner.

Complete user interface which allows for: activation/deactivation of the alarm; control access to the property; view images of your property and the possibility to incorporate demotic's and ability to listen to what is happening in your property via any 3G mobile or computer with internet connection.(**)

TELECOMMUNICATIONS

Satellite dish facing the ASTRA satellite with individual digital receivers offering more than 200 open channels and expansion slots for the use of PCMIA cards to view encrypted pay-per-view channels.

PRIVATE GARDENS

In the majority of properties, the gardens consist of a layer of topsoil, anti-weed mesh and final layer of gravel to give a pleasing finish and easy maintenance. They also feature, trees, plants, cypress hedges and mesh fence. Gardens which face the outside of the development feature mason walls, mesh and cypress hedges shared by adjoining properties of the same style and quality. In properties with gardens over the underground parking, the gardens will be finished with artificial grass and a cypress hedge border. All gardens will be provided with an automatic drip irrigation system connected to an independent network.

PARKING

All properties are provided with an underground parking space.

SOLARIUM

Features shower plate, tap, movable barbecue, plug & TV socket.

URBANISATION

Fully enclosed by a low perimeter wall with FAC-style mesh fence and gates in the entrances to the development. Large boulevard with street furniture, lighting, gardens and open spaces within the development. Direct access to the coastal park featuring benches, gardens, landscaped areas etc. Ramps allow easy access to all parts of the development. Lift to the underground parking with a maximum capacity of 6 people, complying with current accessibility legislation.

POOL

Mar de Pulpi Phase 1 features a central swimming pool with overflow system, water surface of approximately 160 m2 and separating areas for adults and children. Also features an integrated Jacuzzi and showers. The border of the pool area is enclosed, with an overall size of 680 m2 approx. Covered with grass and featuring toilets to comply with local regulations.

(**)

All properties covered by 10 year Guarantee for damages caused by the construction, in accordance with Law 38/99 of the 5th November Construction Planning Law (Ley 38/99 de 5 de noviembre de Ordenación de la Edificación (LOE)). Materials used may be replaced by others of similar or higher quality depending on the recommendations from technical staff.



Solicita información en la oficina de venta TM más cercana a tu domicilio o ponte en contacto con nosotros en el teléfono **902 15 15 12** o en la dirección de email **comercial@tmgrupoinmobiliario.com**

TM GRUPO INMOBILIARIO