



MAR DE PULPÍ 5ª FASE

Costa de Almería / Pulpí (Almería)

QUALITY REPORT

GROUNDING WORKS

The results of the geo-technical study have led to a decision to implement a system of individual footings with a structural slab for cross-bracing, to improve seismic performance.

STRUCTURE

It is planned to construct this development using pillars, waffle slab on upper floors, verandas and terraces and solid slabs on staircases, all complying with current regulations.

The plans include construction of a grid-type earthing system.

ROOFING

The roof is of the flat, trafficable type on solariums with necessary slopes, thermal/acoustic insulation using extruded polystyrene panels, waterproofing using laminated asphalt and finished in stoneware weatherproof tile flooring. Spaces are planned to be finished with gravel to provide locations for air conditioning and solar panels to support the domestic hot water circuit.

FAÇADE

In the design of this development, we wish to conserve the Andalusian coastal village appearance introduced in phase 1, which has become a benchmark for its integration into the area's landscape and architecture.

The development combines rustic-finish white façades with planters, canopies and terraces with wood-effect railings, as well as pergolas on walkways and terraces.

Double-skin façades are used with thermally-insulated cavities. The outer face will be rendered with white cement mortar to which will be applied exterior masonry paint. Protruding elements, such as terraces, planters, etc., will be rendered and painted.

Planters on the façade will be fully planted and equipped with a community watering system.

BRICKWORK AND INSULATION

Separating walls between properties are double partition walls with thick laminated plaster plaques on galvanized steel profiles with rock wool soundproofing, as well as a 6" thick intermediate ceramic brick wall.

The internal partition walls in each property are constructed with laminated plasterboard on galvanized steel profiles, also with rock wool soundproofing.

The floors between the properties are impact-soundproofed and the ground floor floors will have extruded polystyrene insulation.

INTERIOR WALL PAINTWORK

This will consist of vinyl paint over laminated plasterboard (*choice of colours available).

Suspended ceiling in all properties also in laminated plasterboard finished in vinyl paint.

The suspended ceiling will provide access in the bathroom (main or secondary, depending on type of property) for fitting and maintenance of air conditioning (optional).

EXTERIOR FLOOR AND WALL TILING

Terraces will be floored using weather-proof rustic stoneware, a highly robust material with excellent long-term outdoor durability.

INTERIOR FLOOR AND WALL TILING

Rectified porcelain stoneware flooring throughout the property. Premium tiling in wet areas of kitchens and bathrooms, entire shower areas, handbasin and WC up to a height of 1.20 metres. (*customisation options). All other walls will be painted the same colour as the rest of the home.

EXTERIOR CARPENTRY AND GLAZING

Exterior joinery of the entire property in premium aluminium, except lounge balcony doors, which will be in wood-effect PVCu. Air-gap double glazing will be standard, with thicknesses of 3+3-6-3+3 on balcony doors and 4-6-6 on windows. Aluminium shutters with the same finish as the windows.

Reinforced security front door, with exterior finish similar to the PVCu joinery and interior finish same as internal doors, door viewer and security lock. Utility area access door with white lacquered aluminium profile and double glazing.

INTERIOR FITTINGS AND GLAZING

Flush internal doors finished in melamine veneer as per catalogue options. Built-in wardrobes with sliding and/or hinged doors with the same finish as the internal doors and with internal finish the same as the partitioning. Wardrobes fitted with drawer module, top shelf and hanging rail.

PLUMBING

Domestic hot water provided by thermal solar energy in compliance with current regulations, with solar panels on the roof, backed up by a gas water heater.

Interior plumbing in the property in ceiling-hung plastic piping made from certified material.

Bathrooms with:

- White-finish acrylic shower trays with integrated shower screens.
- Premium quality sanitaryware.
- Depending on type, properties will be fitted with built-in toilet cisterns in the main or sole bathroom.
- Depending on property type, bathroom furniture with mirror and halogen lighting in bathroom 1 and wall-mounted washbasin in bathroom 2, also with mirrors and halogen lighting in the suspended ceiling.

Ventilation throughout the property, including kitchen and bathrooms, via forced air extraction ducts compliant with the Spanish Technical Building Code.

Water tap in solariums and gardens.

ELECTRICITY

The properties are equipped with a robust electrical installation rated at 9.2 kW Premium quality fittings on all interior installations. TV sockets in lounge, all bedrooms, veranda, terrace and solarium. RJ45 data sockets in lounge and all bedrooms. The interior of the development has infrastructure for distribution of fibre optic broadband services.

IRONWORKS

Security railings on ground floor, painted in the same finish as external joinery. Depending on location, metal entrance gate to gardens.

KITCHEN

Fully fitted, with low and high cupboards, self-closing drawer units, removable cooker hood, stainless steel single bowl and drainer sink unit, Compac or similar worktop (choice of colours) and fittings for dishwasher.

Serving hatch on aluminium stand finished in Compac or similar (choice of colours) with halogen lighting.

GALLERIES

The utility area will be enclosed by pre-fabricated perforated concrete blockwork, painted white. Utility areas have a power point, natural gas heater and fittings for integrated washer-dryer. Their internal walls are finished in white cement render.

AIR CONDITIONING SYSTEM

Preinstallation for air-conditioning (hot/cold) in lounge and bedrooms, duct type. Power socket for towel racks in bathrooms.

TELECOMMUNICATIONS

Community Wi-Fi in poolside area. Wi-Fi router installation in all properties. Installation of TV reception equipment offering free-to-air television in the following languages: Spanish, Russian French, English and German, with a HD digital satellite receiver in each property. The installation also provides the option of receiving a selection of subscription TV channels in Scandinavian languages and English. Belgian channels can also be received (in Flemish) using a Belgian TV decoder.

PRIVATE GARDENS

These are formed of topsoil, weedproof matting and a top layer of gravel for an attractive finish and ease of maintenance, with trees and a range of garden plants, with a Fac-type mesh fence and hedging to the boundary.

Depending on location of the property, there are various possibilities:

- Partially paved garden, the remainder in gravel and hedging.
- Garden with gravel and hedging.
- Completely paved garden with hedge.

All gardens have entrance gates from the interior of the common areas of the development, as well as automatic drip irrigation system with programmer connected to a separate system.

BASEMENT

The basement has an access ramp with remote-controlled door, in addition to convenient pedestrian access by stairs and lift from the different floors of the building.

It has parking spaces with and without associated storage rooms, separate storage rooms and a communal bicycle parking

area.

The garage enclosure consists of a waterproof, reinforced concrete wall and a floated floor. It is equipped with all fire safety measures as required by current legislation.

PARKING

Every property has a parking space in the basement under the corresponding block.

SOLARIUM

Some properties, depending on type, have private solariums with direct access from the property via a private stairway. The roof of this stairway is a fully automatic, soundproofed hinged panel providing the property with ventilation. There is also a shower, tap, power point and TV socket. Barbecues are permitted, on condition that they are no higher than the perimeter wall of the solarium (the location of the barbecue on the plan is solely for illustration and not contractual).

URBANISATION

Enclosed around its perimeter with a masonry and mesh wall, it has pedestrian and vehicular access via gates and doors. Each block has 1 or 2 six-person lifts fully compliant with current accessibility regulations and located in communal areas. Every block has direct access to the basement car park, and the development also has:

- Spacious interior walkways with planting, lighting, street furniture and barrier-free design using ramps with handrails or guardrails.
- Children's play area:
 - o Slide, swing and other equipment.
- Square:
 - o Space next to children's playground with benches for relaxation while looking after children.
- Toilets in communal areas opposite entrance to Phase 1 swimming pool.

POOL

Two swimming areas inside the development in Phases 1 and 2, each fenced and equipped with:

Phase 1:

- Adult pool, approximately 100 m² in area.
- Children's pool with an area of approximately of 25 m², fenced.
- Poolside area, approximately 1,400 m².
- Heated Jacuzzi

Phase 2

- Adult pool, approximately 75 m² in area.
- Poolside area, approximately 850 m².
- Heated Jacuzzi

- Both adult pools are finished in Gresite with colour-changing underwater lighting and steps for people with reduced mobility.
- Both poolside areas have lawns and gardens, showers, loungers and sunshades.
- Both Jacuzzis have underwater lighting, room for 6 persons, Gresite finish, stainless steel handles, ergonomic seats and air and water jets.

PROPERTY CUSTOMISATION

*The following finishes may be chosen at no extra cost based on the Customisation Catalogue, within the specified dates:

BLOCK 1

- Flooring and Wall tiles: 16/02/2018
- Carpentry: 12/03/2018
- Kitchen units: 08/03/2018
- Worktops: 26/04/2018
- Paint: 07/05/2018

BLOCK 2

- Flooring and Wall tiles: 16/02/2018
- Carpentry: 17/04/2018
- Kitchen units: 02/04/2018
- Worktops: 10/05/2018
- Paint: 07/05/2018

BLOCK 3 A1+3B1:

- Flooring and Wall tiles: 16/02/2018
- Carpentry: 17/04/2018
- Kitchen units: 02/04/2018
- Worktops: 10/05/2018
- Paint: 07/05/2018

BLOCK 3 A2+3B2:

- Flooring and Wall tiles: 01/12/2018
- Carpentry: 01/12/2018
- Kitchen units: 20/11/2018
- Worktops: 01/12/2018
- Paint: 31/01/2019

BLOCK 4

- Kitchen and bathroom tiling. 08/01/2019
- Property stoneware. 28/01/2019
- Colour of kitchen units and worktops. 28/01/2019
- Room doors and wardrobes. 04/03/2019
- Paintwork. 06/05/2019

BLOCK 5

- Kitchen and bathroom tiling. 15/01/2019
- Property stoneware. 01/02/2019
- Colour of kitchen units and worktops. 01/02/2019
- Room doors and wardrobes. 11/03/2019
- Paintwork. 31/05/2019

** All properties have a 10-year warranty insurance covering damages in basic structures in accordance with [Spanish] Building Regulations Act 38/99 dated 5 November [Ordenación de la Edificación - LOE]. For technical reasons, the above-mentioned materials may be replaced by others of similar or superior quality.



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