

LAS VILLAS DE MAR DE PULPÍ 2ª FASE

Costa de Almería / Pulpí (Almería)

QUALITY REPORT

GROUNDING WORKS

The results of the geotechnical study have led to a decision to implement a system of cross-braced individual footings with a composite slab, to provide good seismic performance.

STRUCTURE

The structure of this development will be constructed using metal and concrete pillars, waffle slabs on upper floors and solid slabs on stairs.

Porches, open-air terraces and access pathways will use reinforced concrete slabs.

All metal reinforcement in the structure is tied and also linked to an earthing ring to divert any potential electrical charges away from the property.

ROOFING

First-floor terraces and solariums have flat walk-on roofs; they are formed of sloped concrete, asphalt sheet waterproofing, thermal insulation using extruded polystyrene panels (thickness in accordance with DB HE energy calculations) and finished with tiled flooring suitable for outdoor use.

First-floor and solarium roofs, if properties do not have an accessible solarium, are flat walk-on roofs for the installation of outdoor aerothermal units. They are formed of sloped concrete, asphalt sheet waterproofing, thermal insulation using extruded polystyrene panels (thickness in accordance with DB HE energy calculations) and a final layer of gravel.

FAÇADE

The design of this development has a distinctly Andalusian Mediterranean feel while including features that demonstrate a move towards more modern lines.

The façade itself combines natural stone facings and white walls, shades of grey and brown and a rustic finish, to highlight some of the façade panels creating a harmonious and varied effect. Terraces feature stocked planters and glass balustrades.

The façade will consist of a double wall system. The outer layer is composed of ceramic brick and cement mortar rendering finished with acrylic exterior masonry paint or natural stone facings. The inner layer is composed of laminated plasterboard on galvanised steel profiles. Both layers are separated by an air cavity with thermal insulation (thickness in accordance with DB HE energy calculation) to ensure excellent thermal and acoustic insulation.

The terraces will be rendered brick parapet walls painted white, safety-glass balustrades and planters. At delivery, the planters will be fully stocked and equipped with a drip irrigation system with timer.

The solariums will also have safety-glass balustrades with metal frames to provide sea views.

BRICKWORK AND INSULATION

Separating walls between properties are made of double laminated plasterboard on galvanised steel profiles with rock



wool soundproofing and sheet metal intermediate separation. This solution guarantees the necessary soundproofing requirements.

The internal partition walls in each property are constructed with laminated plasterboard on galvanised steel profiles and rock wool soundproofing.

Ground floors will have thermal insulation using extruded polystyrene.

In addition, the ground and first floors will be impact-soundproofed.

Both solutions provide indoor comfort to the properties.

INTERIOR WALL PAINTWORK

This will consist of vinyl paint applied to laminated plasterwork (*choice of colours available)

All the properties will have a suspended ceiling made of laminated plasterboard, painted with white acrylic paint.

The suspended ceiling in bathrooms will provide access for the proper maintenance of the air-conditioning unit.

EXTERIOR FLOOR AND WALL TILING

The exterior flooring in porches and terraces will be rectified porcelain stoneware suitable for outdoor use, a highly robust material offering long-term wear resistance.

INTERIOR FLOOR AND WALL TILING

Rectified porcelain stoneware flooring throughout the property (*customisation options).

The bathroom wall tiles will be of HIGH-QUALITY stoneware from floor to ceiling. Only the exposed wall of the kitchen will be tiled (*customisation options).

EXTERIOR CARPENTRY AND GLAZING

Exterior joinery of properties will be imitation wood PVC with double glazing with air cavity. Aluminium shutters will be installed with the same finish as the windows.

The utility area access door will have a white lacquered aluminium profile and double glazing with air cavity and translucent finish.

INTERIOR FITTINGS AND GLAZING

The property will have an armoured front door, with exterior finish the same as that of the PVC joinery, interior finish the same as the room doors, with peephole and security lock (*customisation options).

Lacquered room doors (*choice of colours available). Built-in wardrobes with sliding and/or hinged doors in the same finish as the room doors, interior lined with textile melamine, fitted with drawer unit, upper storage space and hanging rail.

PLUMBING

Interior plumbing within the property with ceiling-hung PVC piping.

Bathrooms will be equipped with:

- Electric underfloor heating.
- HIGH-QUALITY sanitary ware.
- Concealed cisterns in all bathrooms.
- Shower trays in synthetic material, finished in slate texture with fitted glass shower screen. In bathroom 1 will include a vanity unit with double sink and lower module with drawers.
- All bathrooms will have a washbasin unit with mirror.

- All bathrooms will have LED light fixtures over the washbasins.
- HIGH-QUALITY single lever taps in bathrooms and kitchen.
- The first-floor bathroom will have a hydromassage column with pressure jets and a natural rain effect spray system.

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

Water tap on terrace and in garden.

ELECTRICITY

The property is equipped with a robust electrical installation rated at 9.2 kW (contracted power supply will be 6.9 kW and can be increased on request). Interior installations with HIGH-QUALITY fittings.

TV sockets will be installed in the living room, bedrooms, porch, first-floor terrace and solarium.

There will also be RJ45 data sockets in the living room and bedrooms.

IRONWORKS

Security grilles will be installed on windows and extendible grilles on ground-floor balcony doors, all lacquered in the same colour as the exterior joinery of the property.

The railings leading to the first floor and solarium will be metallic and white thermo-lacquered.

Garden perimeter and vehicle and pedestrian access gates will be metal with anti-rust paint finish.

KITCHEN

Kitchens will be fully fitted with base and wall units to ceiling (custom options available). Quartz worktop (Silestone, Compac or equivalent brand) with drainer grooves and overhang towards the living room making a breakfast bar (*choice of colours available). Built-in sink. Self-closing drawers. Hood incorporated into wall unit. It has space for a built-in dishwasher and fridge with panelled front (see detail) and a column with a conventional oven and microwave (white goods not included, optional).

GALLERIES

The utility area will be enclosed by prefabricated perforated concrete blockwork, painted white. Equipped with lighting point, natural gas heater, DHW storage exchanger and pre-installation for washing machine and dryer. Interior walls in white cement render and finished with white acrylic paint.

HEATING AND HOT WATER FROM HEATERS

The air conditioning system (hot and cold air) will be installed using ductwork. Two indoor units will be installed per home.

The outdoor units or heat pumps will be located on the roof, while the indoor units will be placed in the accessible drop ceilings of the bathrooms. The control thermostat will be located in the living room and master bedroom.

The production of domestic hot water (DHW) is achieved through a compact air-to-water heat pump system with a 150-litre tank located in a gallery. It provides energy savings compared to a traditional electric water heater and is equipped with gas heater support.

Electric underfloor heating will be installed in all bathrooms.

SECURITY

Providing the user has subscribed to this service with the alarm control centre, the following security system features will be available to them, including:

- Control centre that directly communicates with the Security Company via mobile technology, without the need for a landline. Custom key activation/deactivation.
- Intrusion detector with mini camera equipped with flash for night-time vision. Voice communication and image transmission to the Security Company's control centre and mobile phone of the homeowner.

TELECOMMUNICATIONS

Broadband telecommunications services will be provided via fibre optics and installed in living rooms and bedrooms in accordance with current legislation.

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 an 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.

GARDENS

Ground-floor gardens have a covered porch finished with porcelain stoneware flooring suitable for outdoor use. The access pathway from the porch to the outside entry and open-air terrace will also be finished in the same material. There is a lighting point and TV point.

The rest of the garden will have a covering of gravel over topsoil and anti-root mesh.

Cyprus hedges will border the plot, as well as trees and landscaping with an automatic drip irrigation system with timer. There is also a water tap.

The enclosure of the plots will be:

From the street: composed of variable height brick wall (maximum 1 m measured from the exterior) covered with white cement mortar and acrylic exterior paint and anti-rust ironwork. The total height of the enclosure will be 1.80 metres at its highest point.

- From the plot to the adjacent property: concrete block wall 1.80 m high.

- From the front and rear plot (north and south): variable height brick wall (minimum 0.40 m) and rigid welded mesh fencing.

The vehicle and pedestrian entry doors will be made of metal and finished in anti-rust paint.

A prefabricated barbecue will be installed.

The pedestrian entry gate will have an electronic entry control system.

Pre-costed option for the installation of a pool and shower.

BASEMENT

All properties have a basement with ventilation and natural light.

It has a floated concrete floor, bare concrete walls and exposed installations.

The stairs to the basement are finished in the same flooring as the interior of the property.

All basements include provision for the installation of a WC with provision for an inspection chamber for the installation of a pump (not included).

PARKING

All properties will have two ground-level parking spaces in each plot, measuring 3 x 5 metres and finished in gravel and stamped concrete. The parking space closest to the property will be covered by a metallic structure and fabric, measuring 3 x 5 metres. Manual access door for vehicles (motorised gate as pre-costed option).

SOLARIUM

Some properties, depending on type, have a private solarium with direct access from the property via a private stairway. The stairway is covered by a motorised folding roof that is fully automatic and soundproofed. There is also a shower, water tap, lighting point and TV socket.

PROPERTY CUSTOMISATION

*Choice of the following finishes at no extra cost according to the Customisation Catalogue, within the specified dates:

- Flooring:

- o Properties 1 29/12/23
- o Properties 3 31/03/24
- o Properties 4 09/03/24

- Bathroom and kitchen cladding:

- o Properties 1 21/01/24
- o Properties 3 21/04/24
- o Properties 4 30/03/24

- Woodwork:

- o Properties 1 09/02/24
- o Properties 3 10/05/24
- o Properties 4 18/04/24

- Kitchen furniture:

- o Properties 1 15/02/24
- o Properties 3 15/05/24
- o Properties 4 24/04/24

- Kitchen worktop:

- o Properties 1 09/02/24
- o Properties 3 09/05/24
- o Properties 4 18/04/24

- Painting:

- o Properties 1 01/02/24
- o Properties 3 01/05/24
- o Properties 4 10/04/24

**All properties have a 10-year warranty insurance covering damage to basic structures in accordance with [Spanish] Building Regulations Act 38/99 dated 5 November [Ordenación de la Edificación - LOE]. The technical team may replace any of the above-mentioned materials with others of similar or superior quality.

BUILDING SPECIFICATIONS WITH DATE:

07/05/2025

NOTA INFORMATIVA



The translation of this document is a courtesy translation. This version is purely for information purposes without any legal effect and therefore, in the event of any discrepancy or doubt in its interpretation, the version in Spanish shall prevail.

DETALLE

EQUIPMENT DETAILS

Dear Customer, if you have chosen not to buy the appliances pack for property, please bear in mind, when purchasing your appliances independently, that the kitchen cabinets are designed for built-in refrigerators and dishwashers and the dimensions of the openings are slightly smaller than those of standard appliances on sale.

Annexes 1 and 2 detail the measurements of the models of the appliances installed in our development. These can be viewed in the equipment catalogues. We also provide the sizes of the openings in the kitchen cabinets for the installation of these appliances.

Annex 1 - Built-in fridge-freezer

Dimensions of the openings in the kitchen cabinets: Height 178 cm - Width 56 cm - Depth 55 cm

Brand AEG - Model SCE818E6TS - Capacity 254 L - Appliance dimensions: Height 177.2 cm - Width 54.8 cm - Depth 54.9 cm

Brand ELECTROLUX - Model ENT8TE18S - Capacity 254 L - Appliance dimensions: Height 177.2 cm - Width 54.8 cm - Depth 54.9 cm

Annex 2 - Built-in dishwasher

Dimensions of the openings in the kitchen cabinets: Height 82 cm - Width 60 cm - Depth 57 cm

Brand AEG - Model FSB52637P - No. of place settings 13 - Dimensions: Height 81.8 cm - Width 59.6 cm - Depth 55 cm

Brand ELECTROLUX - Model EEQ47200L - No. of place settings 13 - Dimensions: Height 81.8 cm - Width 59.6 cm - Depth 55 cm

PROTECCIÓN CONTRA INCENDIOS

All residences comply with the applicable fire protection regulations (DB-SI – CTE).



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