



# LOS ALTOS DE ALICANTE 5ª FASE III

Costa Blanca Norte / Busot, zona  
Bonalba Golf (Alicante)

## QUALITY REPORT

### TYPES

The development has different properties available, which are either semi-detached properties (type S) or detached properties (types Q and R), distributed across a single plot making up the development. Some variations in quality may exist depending on the particular property type.

### GROUNDING WORKS

In accordance with the prior geotechnical study, the foundations will be constructed using isolated footings and reinforced centring concrete beams. Foundation pits will also be created in those areas where the foundation surface is at a greater depth.

### STRUCTURE

Formed of concrete columns, waffle slabs on first floor and roof and suspended floor with ventilated air chamber. Chamber enclosure with 20 cm-thick concrete walls and waterproofing. Grid-type earthing system.

### ROOFING

Inverted, flat, non-trafficable roof with a gravel finish. The installations will be located here. Low slope formed with cement mortar, waterproofing with asphalt base and thermal insulation with polystyrene panels, thickness as per calculation. Properties with a ground and first floor have a terrace area on the first floor with a flat trafficable roof finished in slip-resistant stoneware. Low slope formed with cement mortar, waterproofing with asphalt base and thermal insulation with polystyrene panels, thickness as per calculation.

### BRICKWORK AND INSULATION

Façade enclosure formed of external leaf with ceramic brick, air cavity with rock wool and injected polyurethane insulation, with thickness as per calculation, self-supporting wall of laminated plasterboard on galvanised steel profiles, finished to the interior with smooth acrylic paint or tiled, depending on the room, and exterior finish in white cement mortar and paint, combining colours in specific zones indicated in the corresponding plans.

Separating walls between properties are formed of double partition walls of laminated plasterboard on galvanised steel profiles with rock wool soundproofing in each, as well as a 9 cm-thick ceramic brick wall between them.

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

## FAÇADE COATING

The façade will be covered with white mortar rendering and paint, combined with other colours in specific zones as indicated in the corresponding plans.

Plot enclosure walls and protective walls on different levels with the same finish as the façade.

## INTERIOR WALL PAINTWORK

All types: Wall and ceiling finish: Smooth acrylic paint in two coats. (\*customisation options)

Ceilings: Laminated plasterboard suspended ceilings throughout the property, finished with smooth acrylic paint in two coats.

Detached properties (types Q and R), in addition to the above, have a decorative wallpaper finish on the headboards of the master bedroom. (\*choice of decorative wallpaper available at no extra cost as per the customisation catalogue)

## EXTERIOR FLOOR AND WALL TILING

All types: Quality slip-resistant stoneware floor tiles for porches, stairs and property access pedestrian entrance.

## INTERIOR FLOOR AND WALL TILING

Semi-detached properties (type S) have quality stoneware flooring throughout the property. Quality stoneware wall tiles in kitchens and floor to ceiling in bathrooms in the shower area, toilet and washbasin wall (\*customisation options for the flooring and tiles). The other walls will be painted the same as the rest of the property.

Detached properties (types Q and R) have quality porcelain stoneware flooring throughout the property. Quality porcelain stoneware wall tiles floor to ceiling in bathrooms in the shower area, toilet and washbasin wall. The other walls will be painted the same as the rest of the property. Kitchen wall covering in the form of a synthetic panel behind the worktops. (\*customisation options for flooring, wall tiling and splashback behind the cooker at no extra cost)

## EXTERIOR CARPENTRY AND GLAZING

Exterior joinery in grey PVC and aluminium shutters finished in a colour similar to the joinery. Windows with double glazing and sealed chamber.

## INTERIOR FITTINGS AND GLAZING

Semi-detached properties (type S) have a reinforced entrance door to the property with exterior finish in the same colour as the exterior joinery and interior finish to match room doors; with peephole and security lock.

Door to utility area with PVC profile in the same colour as exterior joinery with double glazing.

Room doors in melamine finish (\*customisation options). Built-in wardrobes with sliding doors in the same finish as the room doors, with textile melamine lining, featuring vertical division, drawer unit, shelf and hanging rail.

Detached properties (types Q and R) have lacquer-finish room doors (customisation options), solid core, lift-off hinges and soft-close mechanism with rubber strip on frame. Built-in wardrobes with textile melamine lining, featuring vertical division, drawer unit, shelf and hanging rail.

## PLUMBING

All types: Domestic hot water produced by a compact aerothermal heat pump with a 190-litre storage tank, providing an energy saving of approximately 70% compared with a traditional electric boiler.

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

Bathrooms with:

- Resin shower trays with imitation slate finish in white with fitted shower screen.
- Quality sanitaryware.
- Bathroom 1: Washbasin unit and toilet with concealed cistern.
- Both bathrooms have mirrors and recessed LED spotlights in the suspended ceiling.
- Ventilation throughout the property, including kitchen and bathrooms, via forced air extraction ducts compliant with the Spanish Technical Building Code.

Semi-detached properties (type S)

- Bathroom 2: Washbasin with semi-pedestal.
- Built-in single-lever mixer taps.

Detached properties (types Q and R) have:

- Electric underfloor heating in bathrooms 1 and 2 and electric towel rail in bathroom 1.
- Premium-quality, eco-efficient mixer taps with cold start.
- Recessed washbasin in bathroom 2.
- Quality recessed shower, fittings with ceiling-mounted shower head in bathroom 1 and hand-held shower head in bathroom 2.

## ELECTRICITY

All property types are equipped with a robust electrical installation rated at 9.2 kW. Indoor installation with SCHNEIDER fixtures. TV sockets in the living room, bedrooms and porch. RJ45 network sockets in the living room and all bedrooms. Perimeter lighting on façades.

Self-consumption solar panel installation with 1 KW peak power, contributing to the energy saving in the property.

## IRONWORKS

All types have:

- Security grilles on windows and balcony doors on the ground floor with lacquer finish in the same colour as exterior joinery.
- Pedestrian entry gate and hinged or sliding vehicle gate with rust-proof paint finish in the same colour as exterior joinery.
- Protective railings on different levels and garden steps with a height of 90 cm, with lacquer finish in the same colour as exterior joinery.

## KITCHEN

All types have:

- Quartz worktops (Silestone, Compac or equivalent brand) with worktop sink and drainer grooves.
- Fully equipped with wall and base units with soft-closing drawers (\*choice of colours for kitchen units at no extra cost as per the customisation catalogue).
- Extractor hood.
- Fittings for dishwasher.

Detached properties (type S), in addition to the above, have:

- Option of integrating the dishwasher and fridge cabinets. (Appliances are not included.)

- Quality sink mixer tap, eco-efficient and with cold start.
- Built-in lighting with LED strip under the wall unit.

## GALLERIES

All types have:

Power point, backup domestic hot water storage tank and connections for washing machine and dryer. Finished in white mortar rendering.

## AIR CONDITIONING SYSTEM

Semi-detached properties (type S) only have pre-installation fittings for split air conditioning (hot-cold). (Appliances not included)

Detached properties (types Q and R) have full installation of split air conditioning (hot-cold). (Appliances included)

## TELECOMMUNICATIONS

All types have:

Installation of TV reception equipment offering free-to-air television in the following languages: Spanish, Russian, French, Polish, English and German. Wi-Fi router installation. Belgian channels can also be received (in Flemish) using a Belgian TV decoder.

The installation also provides the option of receiving a selection of TV channels in Scandinavian and English with subscription.

The interior of the development has infrastructure for the distribution of fibre optic broadband services.

## GARDENS

All types have:

Separation between properties in rear and side party walls outside the parking area with metal mesh fencing and cypress hedge on both sides. In the parking area there will be a masonry wall finished in white mortar rendering.

Exterior enclosure:

Exterior main façades and corners with 1.75 m-high masonry wall and metal mesh security fencing and cypress hedge, as well as pedestrian and vehicle gates.

Pedestrian entrance finished in ceramic stoneware and pathway to the property with prefabricated concrete elements, ceramic stoneware in porches and the rest of the plot finished with anti-weed fabric covered in gravel and landscaping with aromatic plants.

In type Q properties, access is via a stamped concrete ramp, leading to a pathway to the property with prefabricated concrete elements, and the rest of the plot is finished with anti-weed fabric covered in gravel and landscaping with aromatic plants.

There will also be a tap and automatic drip irrigation system with timer.

## PARKING

Parking inside each plot, with access from the street via a manually operated gate and finished in gravel and stamped concrete.

## POOL

Communal swimming pool located in plot R4-3, with water surface area of 84 m2 and gresite lining and pool filter system, showers, a poolside area with natural lawn, plants and trees around the perimeter. The pool is for the use of all the residents in the development (plots R4-1, R4-2, R4-3, R3-1, R2 B-1, R2 B-2 and R7). The entrance will be through a lockable metal gate.

## PROPERTY CUSTOMISATION

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

PHASE 3 – PLOT R7;

Blocks 15, 16 and 17

? Submit your choices before 15/11/2024

- Property stoneware tiling.
- Kitchen and bathroom tiling.

? Submit your choices before 15/11/2024

- Finish of kitchen units.

? Submit your choices before 09/12/2024

- Kitchen worktop.

Submit your choices before 15/11/2024

- Room doors and wardrobes.

Submit your choices before 04/01/2025

- Paintwork.

Submit your choices before 04/01/2025

- Swimming Pool.

\*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]. For technical reasons, said materials may be replaced by others of similar or superior quality, but always with the same quality of materials as defined in these specifications.

## BUILDING SPECIFICATIONS WITH DATE:

7 may 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 to buy your property without the white goods pack, when purchasing the white goods on your own, please bear in mind 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 white goods on sale.

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

#### Annex 1

Built-in fridge freezer

Cut-out dimensions in kitchen cabinets

Height: 178 cm

Width: 56 cm

Depth: 56 cm

#### Annex 2

Built-in dishwasher

Cut-out dimensions

Height: 82 cm

Width: 60 cm

Depth: 58 cm

## **PROTECCIÓN CONTRA INCENDIOS**

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



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](mailto:comercial@tmgrupoinmobiliario.com)**

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