



AZUL BEACH 1ª FASE

Costa Blanca Sur / Playa de La Mata

QUALITY REPORT

GROUNDING WORKS

As per the geotechnical study, a reinforced isolated, concrete base has been chosen. The garage is built from reinforced concrete walls, two-side formwork and waterproofed on the outside to prevent humidity.

STRUCTURE

The structure will be composed of reinforced concrete walls, pillars and beams and reticular shutters with permanent housings. This structural typology makes the buildings very solid and stable allowing greater flexibility in the properties' interiors. All of the structure's metal frameworks are joined and, in turn, connected to a grounding lug which protects against any charges outside the property.

ROOFING

Two types of roof are available:

Flat and passable: surfaced with low slip grey ceramic so the solariums can be used and as protection for the thermal insulation. This is built from extruded polystyrene plates which reduce heat loss and, consequently, reduce heating/air conditioning energy costs.

Inclined: with an inclined framework system using honeycomb wall bricks and tongue and groove ceramic boards with a compressed concrete layer and insulation using extruding polystyrene plates, finished with aged, semi-mortared curved tiles. This construction method is advisable for bio-construction as it facilitates natural roof ventilation.

FAÇADE

The design of the façade features characteristic elements of Mediterranean architecture and the gardens are an integrating element. The design combines corbels, ironwork rails and ceramic materials with an aged finish, such as gutters, enclosures, pilasters, terrace walls, stretches of brick. These, in turn, have white as the backdrop of the building's general size, making up a harmonious and varied whole. The façade is enclosed using a double wall (14 cm. -5-8) with thermal insulation composed of natural mineral wools between the layers. The outer side will be finished in cement mortar and exterior paint.

BRICKWORK AND INSULATION

For the interior divisions of the dwellings, a large format ceramic system, as a natural, recyclable and biodegradable element, gives better flatness than traditional brick walls.

The vertical separation between dwellings and between these and communal areas has been designed with a double wall (9 cm -5-9) and acoustic isolation inside; acoustic isolation will also be placed in the floors between dwellings to dampen impact noises.



INTERIOR WALL PAINTWORK

Finishes: The walls and ceiling will be adorned with perlite plaster, finished with two layers of plastic smooth paint. (*option of selecting your preferred colours).

The ceilings in the kitchen and bathrooms, and areas where required because of laying of installations will be finished with plasterboard, in turn finished with two layers of plastic paint.

EXTERIOR FLOOR AND WALL TILING

The ground floor and upper floor terraces are low slip grey ceramic because of its great solidity and excellent exterior behaviour.

INTERIOR FLOOR AND WALL TILING

Prime quality sandstone throughout the dwelling. Top quality tiling in the bathrooms and paraments of the kitchen. The fourth parament will be finished with a coloured paint (* option of selecting the tiling, flooring and colour of the kitchen's fourth parament).

EXTERIOR CARPENTRY AND GLAZING

The exterior carpentry will be of PVC profiles on the lounge balcony door (2.20 m wide by 2.10 m high). Aluminium in the rest of the property, white, double glazed with an air chamber (4x6x6 thickness). Aluminium shutters, imitation wood. The shutters are a sustainable air-conditioning feature for the dwellings as they prevent direct sunlight from entering the property while allowing air to circulate.

INTERIOR FITTINGS AND GLAZING

Reinforced security door to the property, with a wood finish on the outside and the inside melamine with a wenge finish, peephole and security lock. Smooth interior doors, coated in melamine and with a wenge coloured finish. Built-in wardrobes with sliding and/or folding doors, set of drawers, upper shelf and bar for hanging clothes. The wardrobes are over 2 metres high, separated by a vertical partition and with sets of drawers in both sides.

PLUMBING

Internal installations throughout the property using approved plastic piping, suspended from the ceiling. These installations are silent and designed to remove sediment and improve the water quality in the property.

All properties feature: Shower screen in all showers; main bathroom with suspended wash basinm spot lights and top; second bathroom with semi-pedestal basin. Acrylic shower tray measuring 1.20, 1.30, 1.40 or 1.60 m deep by 0.80 m wide (as shown on each plan). High quality sanity devices and single control taps, fitted with flow economisers.

Three bedroom properties also have two wash basins in the main bathroom.

Solar panel system for the ecological production of hot water.

Ventilation is provided by a system which takes natural air from outside and forces it from the main living areas of the property (living room, bedrooms etc) towards the more humid areas (kitchen and bathrooms). This system guarantees that the air is always fresh and healthy within the property, even when the property is closed and not in use.

ELECTRICITY

9.2 kW raised electrical installation. It is protected against overloads and short circuits. Interior installation with top brand devices. Exterior perimeter lighting on the ground floors. Television sockets in the lounge, bedrooms, terrace and solarium. Telephone in the lounge, main bedroom and secondary bedroom in three-bedroom dwellings. The cabling will be run through flame resistant conduits. Electrical socket for fan heaters in bathrooms.

IRONWORKS

Security bars painted with dark brown lacquer on the ground floor windows and balcony doors, and on the first floor on areas that can be reached from the floor. Imitation forged ironwork railings in the communal stairways to reach the first floor, on the upper floor terraces and solariums. Gateways to the gardens in duplex-style properties and access to communal stairways.

KITCHEN

Fully furnished with high and low cupboards, drawer units and granite worktops, extractor hood and stainless steel draining board. In the area facing the living room there is a brick bar for passing plates with a glass ledge and walls with rustic paint with halogen lighting.

GALLERIES

Featuring a light shaft, 100 litre electrical heater, sink, running hot water exchanger, pre-installation for washing machine and tumble drier, finished in a projected stone lining.

AIR CONDITIONING SYSTEM

The properties are installed with air conditioning (cold-heat) in the lounge and bedrooms using ducts.

TELECOMMUNICATIONS

Installation of parabolic antenna aligned for ASTRA satellite and an digital satellite receiver with a capacity for more than 100 open channels.

PRIVATE GARDENS

Gardens are enclosed by a brick wall with projected stone rendering and a 1m high metal mesh, with plants and Cypress hedges around the perimeter and the communal areas and divides between gardens except in the case of areas above the underground parking where we will place gardens.

Street facing gardens will feature a 2 metre paved extension of the porch, with the rest of the garden covered by topsoil, anti-root netting and gravel for easy maintenance. Also features garden tap and programmable drip irrigation system in both gardens and flower beds.

PARKING

Access to the underground parking is via remote control for vehicles and direct pedestrian access from the centre of the development. Each property has a parking space with store room assigned to it.

The underground parking features concrete paving, plastic paint covered walls, forced ventilation system and an anti-



incendiary system complete with independent emergency generator.

SOLARIUM

Access through a private stair with steps in wood. Exit to the solarium through a gliding panel system in aluminum, totally automatized. Fitted with barbeque, shower tray and tap with a flow economiser.

URBANISATION

Azul Beach offers a varied and interesting architectural design, centred around an attractive communal area with aged stone footpaths connecting the properties to the entrances; direct access via a stairwell to the underground parking; children's playground; swimming pool with around 550 m2 of lawns; central square with benches; and landscaped areas with a variety of trees and plants. Programmable drip irrigation system is also installed to ensure the plants receive the necessary amounts of water.

POOL

As a response to TM's desire to create interesting central spaces, we have designed a swimming pool with two different areas and on different levels. One is higher, designed to be a space for relaxation, recreational pool with, different water jets and wall waterfalls and a separate panoramic heated jacuzzi. The lower side has a paddling area for children and a children's pool. Both areas have showers and a surrounding, landscaped areas. The pool's water purification system ensures that it does not have to be emptied on a periodic basis, reducing water use.

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All dwellings have Ten-Year Guarantee Insurance on fundamental damage to the work in accordance with Law 38/99 of 5 November concerning Building Planning (LOE). In the opinion of the technical team, the mentioned materials may be replaced by others of similar or higher quality.



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