



AZUL BEACH 2ª FASE

Costa Blanca Sur / Playa de La Mata

QUALITY REPORT

GROUNDING WORKS

In accordance with the geo-technical survey conducted on site, TM has opted for foundations using a system of isolated, reinforced concrete footings as a base. The underground parking features reinforced concrete walls with two sides, with the exterior face waterproofed to prevent humidity.

STRUCTURE

The structure will be formed by reinforced concrete walls, pillars and beams together with permanent reticular shutters. All metal supports within the structure are linked and also connected to a grounding ring which protects from any external electrical discharges outside the property.

ROOFING

Azul Beach 2 features two roofing types: Flat, accessible roofing: These feature low-slip ceramic tiles on the roof terraces together with thermal insulation, which consists of polystyrene tiles, which help to reduce heat loss and consequently, reduce heating costs. Inclined or sloped roofing: Formed by a system of honeycomb bricks and tongue and groove ceramic boards, with a compression and insulation layer using extruding polystyrene tiles, finished with semi-plastered, aged effect curved tiles.

FAÇADE

The Façade features typical elements of Mediterranean architecture: Gardens as an integral design feature; corbels; the combination of ironwork with railings and the use of ceramics to give an aged finished to elements such as the gutters, enclosures, pillars, terrace walls and segments of exposed brickwork contrasting against the white walls of the rest of the building, combining to create a varied and harmonious design. The façade structure features double brick walls (14 cm 5-8) together with natural mineral wool. The external surface is finished with mortar and outdoor paint.

BRICKWORK AND INSULATION

Internal property walls: formed using a large format, ceramic bricks which offer flatter surfaces than traditional bricks. The floors between properties and those walls between the property and communal areas feature a double brick (9cm-5-9) wall with sound proofing. Floors between properties also feature a special sound proofing to dampen the noise from footsteps etc.

INTERIOR WALL PAINTWORK

Finishes: Walls and ceilings are coated with plaster, followed by two coats of smooth plastic paint (*clients have the possibility to choose colours). Ceilings in the kitchen, bathrooms, hallways and in areas where access to cabling is required will be formed by plasterboard squares, finished with two coats of smooth plastic paint.



EXTERIOR FLOOR AND WALL TILING

Porches and terraces feature low-slip stoneware tiles, a choice based on the strength and excellent outdoor suitability which they provide.

INTERIOR FLOOR AND WALL TILING

High quality stoneware flooring throughout the property. High quality tiling in the bathrooms and kitchen on three walls. The fourth wall will be finished with a coloured paint (*the client has the possibility of selecting the colour of the tiles, flooring and paint in the kitchen).

EXTERIOR CARPENTRY AND GLAZING

Exterior carpentry of PVC profiles on the lounge balcony, measuring 2.20 wide by 2.10 high (exact measurements depend on the property type). White aluminium is used in the rest of the property, with double glazing (4x6x3+3 cm thick) and wood imitation aluminium shutters.

INTERIOR FITTINGS AND GLAZING

Reinforced security entrance door to the property, with the external face having a wooden finish and the interior face melamine with a wenge finish. The door also has a peephole and security lock. Internal doors are coated in melamine and have a wenge finish. Built-in wardrobes have inner linings and sliding and/or folding doors with drawers, clothes bar and upper storage area. 2m high wardrobes with two sets of draws separated vertically. Walk-in wardrobe with two sets of drawers (depending on the property type).

PLUMBING

Interior installation in the property with plastic piping using approved materials, hung from the ceiling.

Interior installations use plastic piping of approved material, hung from the ceiling. In all properties: shower screen in all showers; master bathroom with suspended wash basin, halogen light and worktop; second bathroom with semi-pedestal wash basin. Acrylic shower plates, measuring 1.20 – 1.40 and 1.60 long by 0.80 cm wide (depending on the property plan). High quality sinks and single-control taps, fitted with flow economisers. Solar panels on the roof for the ecological production of hot water. There is also a natural, forced ventilation system throughout the property, with air flowing from busy areas of high use (eg lounge and bedrooms) to more humid areas (kitchen and bathrooms).

ELECTRICITY

Elevated Grade, 9.2 Kw electrical installation, with protection against overloads and short circuits. Internal fittings use high quality components. Outside perimeter lighting in ground floor properties. Television sockets in the lounge, bedrooms, terrace and roof terrace. Telephone sockets in the lounge, main bedroom and second bedroom in three bed properties. Cabling uses flame resistant conduits. Plug sockets for fan heaters in the bathrooms. Broadband internet sockets in the lounge and bedroom to allow access to these services.

IRONWORKS



Lacquered security grills on ground floor windows and balcony doors, and on high floors in areas which can be reached easily. Imitation forged iron railings on communal stairwells used to reach the first floor, on upper floor terraces and roof terraces. Gates on communal stairwells.

KITCHEN

Fully furnished kitchens with high and low cupboards, granite worktop, extractor fan and stainless steel draining board. There is a brick serving hatch facing the lounge which has a glass top and also vertical ledges with paint and halogen downlights.

GALLERIES

With plug socket, 100 litre electrical heater, sink, pre-installation for a washing machine and tumble dryer, finished in white cement.

AIR CONDITIONING SYSTEM

All properties feature (hot-cold) air conditioning in the lounge and bedrooms using ducts.

TELECOMMUNICATIONS

Installation of parabolic antenna aligned for different satellites to receive channels from a number of countries (Germany, Russia, etc.) and a digital satellite receiver.

PRIVATE GARDENS

Gardens will be enclosed with a brick wall and metal mesh to a height of 1 metre and will also feature garden boxes and cypress bushes around the perimeter bordering communal areas and dividing gardens, except for gardens above the underground parking which will have garden boxes. The gardens facing onto the street will feature a prolongation of the porch, with 2 metres of tiles and the rest of the garden area covered with top soil, anti-root mesh and a layer of gravel for easy maintenance. The garden also has a tap and automatic drip irrigation system with programmer for gardens and garden boxes.

PARKING

Vehicle access by remote control with foot access direct to the parking from Azul Beach II's central square and side steps. Each property has a parking space with store room assigned to it. The parking is constructed using floating concrete paving and the walls have plastic paint. A fire prevention system is also installed, with an emergency electrical generator. Forced ventilation system in the underground parking.

SOLARIUM

Roof terraces can be accessed via a private staircase with wooden steps and an automated system of sliding aluminium panels. The roof terraces also feature a barbeque, shower and tap with flow economiser.

URBANISATION

We have designed a project with a great deal of volumetric movement, with a central area divided into different areas and on different levels with a range of benefits: aged effect paved footpaths connecting the properties to the main entrances; direct access to the parking area via stairs and also a lift; children's playground; two pool lawn areas, one measuring 552

m2 and the other 381 m2; viewing platform with street furniture; landscaped gardens with a diverse selection of trees and plants. A programmable irrigation system is installed to ensure rational water use, together with shared WiFi network accessible from all communal areas.

POOL

We have created two swimming pool areas, each with its own distinct character. The first area has a pool of 154 m2, split over two levels: The lower level is a relaxation area for older people with massage water jets and the upper level is for swimming with an "infinity pool". Also located in this upper pool is the paddling pool for children and also the heated jacuzzi with great views of the communal areas. In the other pool area is the heated swimming pool, together with a sauna, toilets, showers and covered porch. We have created two distinct areas on differing levels: one higher and aimed to be a space for relaxation and therapy with a pool featuring various jets and waterfall effect and independent heated jacuzzi. The lower area is for the younger residents, with children's paddling pool. Both areas have showers and are surrounded by grass lawns. The water purification system we have installed ensures that the pool does not need to be emptied, reducing the water bill.

PROPERTY CUSTOMISATION

The following elements of your new home can be chosen, cost-free, by referring to the catalogue as long as the choices are made before the deadlines shown below:

Kitchen and bathroom tiling: Deadline: No longer available
 Kitchen (pre-quoted changes): Deadline: No longer available.
 Property floor: Deadline: No longer available
 Paintwork: Deadline: No longer available.
 Doors: Deadline: No longer available.

(*)

All properties 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.

EI TECHNICAL CODE OF BUILDING is a regulation created in 2006 by the Spanish Government with the objective of regulating and, thus, contributing to the sustainability, mainly in the regards of energy savings and efficiency, to guarantee the well-being of people, the sustainability of the building and the protection of the environment. Our work complies and exceeds these regulations.



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