



ANNA

Costa Blanca Sur / Orihuela (Alicante)

QUALITY REPORT

GROUNDING WORKS

Structure comprises of reinforced footings and beams, in accordance with the stability and durability criteria established by current Spanish building regulations.

STRUCTURE

Reinforced concrete, reticular floor slabs and solid slabs in stairways.

ROOFING

Solariums and open-air terraces feature a flat floor with waterproofing and heat insulation, finished with non-slip, outdoor use stoneware tiles. All other roofing designated for technical use or installations feature waterproofing, heat insulation and a gravel finish.

FAÇADE

As a result of the buildings height and location we have achieved that practically all the properties have sea views, something we have taken advantage of with large balconies, terraces with glass walls and all contained in a façade comprised of simple lines yet at the same time a high degree of variation.

The colour white was achieved by using white cement mortar with a dashed effect coated with an outdoor use paint, combined with other areas in the same material but painted a different colour to really bring out the white.

Finally, the façade itself is comprised of a double wall: the inside wall uses 7cm thick ceramic brick, followed by a 4cm thick layer of rock wool insulation, and finally the outside wall which uses 11cm thick triple hollow brickwork.

BRICKWORK AND INSULATION

Interior partition walls formed by large-sized ceramic bricks. Properties are separated by large format, double brick walls with a middle layer of 6cm thick rockwool sound insulation. Floors between properties also have impact sound proofing, fine gravel and levelling mortar. Floors over air chambers or basements have heat insulation and levelling mortar.

INTERIOR WALL PAINTWORK

All interior walls are plastered and finished with smooth plastic paint. False plaster ceiling in bathrooms, kitchen, hallways and areas where access to installations is required, all finished with smooth plastic paint.

EXTERIOR FLOOR AND WALL TILING

Porches, terraces and solariums with non-slip stoneware tiling.



INTERIOR FLOOR AND WALL TILING

Sandstone floor tiling throughout the property. High quality stoneware wall tiles in kitchens and bathrooms.

EXTERIOR CARPENTRY AND GLAZING

Outdoor PVC frames with a thermal break in living room balconies, featuring 3+3-6-3+3 mm thick double glazing and 4x6x6 mm thick white lacquered aluminium frames. The colour of some windows will be co-ordinated to match the colour of the façade. Aluminium shutters to match the frames, with slats of injected polyurethane to improve thermal insulation. Terrace railings are lacquered aluminium frames with fall-proof laminated glass.

INTERIOR FITTINGS AND GLAZING

Interior doors coated in melamine with an ash grey finish. Built-in wardrobes with sliding doors to match interior doors, they also feature a set of drawers, upper shelf and clothes bar. Shoe rack in the hall (depending on property type). Armoured front door, with an outer hydro-lacquered panel and inner panel to match interior doors. Also features a peephole and security lock.

PLUMBING

Indoor plumbing uses approved plastic tubing hung from the ceiling. Bathrooms feature a suspended washbasin and mirror. Acrylic shower plates measuring 80mm wide by either 100, 120 or 140 mm long (depending on the property), fitted with shower screens. High quality fittings and single-control taps.

Hot water is supplied by solar energy, with solar panels installed on the roof. There is also an 80 litre electrical water tank to comply with current building regulations. Ventilation throughout the property, including kitchen and bathrooms, is provided by forced extraction ducts.

Taps installed in gardens and solariums.

ELECTRICITY

All properties feature an electrical installation to support 9.2 Kw (although the initial power supply contracted will be 6.9 Kw, with the customer able to increase this if desired). High quality switches and sockets. Television sockets in the living room, bedrooms, porch, terrace and solarium (depending on the property type). Telephone sockets in the living room, main bedroom and in the second bedroom in 3 bedroom properties.

Plug socket in the bathroom for electrical heaters.

KITCHEN

Fully fitted with upper and lower kitchen units, extractor hood, single-basin stainless steel sink and draining board, granite kitchen counters plus pre-installations for a dishwasher and washing machine.

Service bar (which, depending on the property will be either granite or the same material as the kitchen units) has an integrated dining table, with the possibility to extend the table if necessary to accommodate more people.

GALLERIES



Available in ground floor properties, they feature a light, 80 litre electrical hot-water tank, sink and pre-installations for a washing machine and dryer, all finished with white cement mortar.

AIR CONDITIONING SYSTEM

Pre-installation of (hot-cold) air conditioning in living room and bedrooms, using ducts.

SECURITY

Security grills on all windows and balconies on ground floor, and on all other floors where access might conceivably be made.

TELECOMMUNICATIONS

Pre-installation captures freeview TV channels in: Spanish, French, English and German with a HD digital satellite receiver in each property. Belgian channels (in Flemish) can also be received with a native decoder. The pre-installation can also be adapted for channels in Scandinavian languages and English if specifically contracted.

PRIVATE GARDENS

Gardens feature topsoil, anti-root mesh and a final layer of gravel. All ground floor properties also have a porch extension with tiled open-air terrace. Cypress hedge around the perimeter with communal areas and also to divide gardens. Also feature trees and other garden features. Brick garden walls with wire fence and gardens divided by mesh fences. Automatic drip irrigation system with programmable timer.

Some gardens feature parking spaces, with wheel lanes finished in smooth concrete with access gate for both vehicles and a separate pedestrian gate.

STAIRS AND GATES

All floors and stairs feature non-slip stoneware tiles, with walls finished to match the material used in the façade. False plaster ceiling with down lights.

Lifts located in areas as defined by current building regulations with 5 stops, a capacity for 6 people and anti-vandalism buttons, adapted to current European standards.

PARKING

All properties have an assigned parking space, which can be either in the parking area next to the pool or in the underground parking, which has two lifts and a stairwell. Vehicle access to the underground parking is via remote control and a motorised door and the parking also features emergency lighting, fire extinguishers and a ventilation system. Floors are finished in smooth concrete with plastic paints on the walls.

SOLARIUM

Private solariums with direct access from the property. Equipped with shower, tap, barbecue, light, plug and tv sockets.

URBANISATION

Completely enclosed development with both walls and mesh fence, with access gates and automatic entry system for the



main entrance opposite the elevators. All other gates have locks. Cobblestone paths, street furniture and access ramps within the development. Bicycle rack also provided.
Reading area complete with trees and benches.

POOL

107m2 communal swimming pool with two separated areas for adults and children, tiles, interior lighting which changes colour, steps and access for people with limited mobility. Facing the pool is a large porch which can have multiple uses from community meetings to simply sunbathing.

A 200m2 grass lawn surrounds the pool, which is also equipped with showers, thatched parasols, a protective fence, entry gate, trees and lighting.

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*All properties have the "Ten-Year Guarantee Insurance" (Seguro de Garantía Decenal) on fundamental structural damage in accordance with Law 38/99 of 5 November concerning Building Planning (LOE). Based on recommendations from the technical team, the mentioned materials may be replaced by others of similar or higher quality.



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