



SILENE

Costa Blanca Sur / Orihuela (Alicante)

QUALITY REPORT

GROUNDING WORKS

Foundations made with footings and reinforcement beams complying with stability and durability criteria as established under current legislation. Underfloor airspace to guarantee health and hygiene throughout the home.

STRUCTURE

Reinforced concrete, reticular floor slabs and solid slabs in stairways; walkways with metallic structures.

ROOFING

Flat walk-on roofs in solariums with weatherproofing and thermal insulation, finished in non-slip stoneware outdoor paving. Other roofs for technician use only with weatherproofing, thermal insulation and gravel finish.

FAÇADE

The architectural concept of the complex called for a variety of colours and textures, with white as the integrating surface colour, dark brown for extending volumes (terrace parapet walls), imitation stone for overhung elements (jardinières), all coordinated with windows and balconies in white to achieve the required compositional unity.

Façade walls are double partition walls, with insides in ceramic brickwork 7cm thick, intermediate thermal insulation in rock wool 4cm thick, and outsides in 11cm-thick triple hollow partition wall. Surface coverings are: main block of the building rendered in white cement rough-coat and outdoor plastic paint, terrace parapet walls in single-layer mortar in brown with grouting, and jardinières in single-layer, imitation-stone mortar.

BRICKWORK AND INSULATION

Indoor partition walls in large-format ceramic brick. Separation walls between homes are large-format double partition walls with 6cm rock wool sound insulation inside. Floors between homes have impact sound insulation, fine gravel and levelling mortar. Floors over air chambers have heat insulation and levelling mortar.

INTERIOR WALL PAINTWORK

Plastered indoor walls, finished with smooth plastic paint. Kitchen, bathroom and hallway ceilings, and those requiring access, have smooth-finish plaster plaques with two coats of plastic paint.

Openable lowered ceiling in bathroom (main or second bathroom depending on house type) for placement and maintenance of air conditioning installations.

EXTERIOR FLOOR AND WALL TILING

Non-slip porcelain stoneware on porches, open-air terraces and solariums.

INTERIOR FLOOR AND WALL TILING

Premium quality porcelain stoneware floor tiles throughout the house. Walls tiles in premium quality porcelain stoneware above the worktop. In bathrooms tiles are combined with painted walls.

EXTERIOR CARPENTRY AND GLAZING

Outdoor joinery in white PVC profile, with thermal bridge interruption in living room balcony, sized 2.20m wide and 2.10m high. Other joinery in white lacquered aluminium.

Double glazing with air chamber (thickness 4/6/6mm in aluminium and 3+3/6/3+3mm in PVC). Aluminium shutters in same finish as the joinery, slats in injected polyurethane for improved thermal insulation.

INTERIOR FITTINGS AND GLAZING

Inside doors covered in melamine with wengé finish. Built-in wardrobes with sliding doors in same finish as room doors, with drawer module, upper space and hanging rod. Shoe unit in hall (depending on house type).

Armoured front door, outer leaf in hydrolacquered panel and inner leaf in same finish as inside doors, with peephole and security lock.

PLUMBING

Indoor plumbing with approved ceiling-hung tubing material.

Main bathroom with washbasin vanity unit, bathroom 2 with suspended washbasin, both with mirror and halogen lights.

Shower trays in acrylic material sized from 80, 120-140 and 160mm long and 80mm wide (depending on house plan).

Enclosure in all showers.

Unisan-brand sanitaryware and premium quality mixer tap.

Sanitary hot water production using thermal solar energy pursuant to current standards, with solar panels on roofs. 100L electrical hot water heater in gallery as extra support for the installation.

Ventilation throughout the house, including kitchen and bathrooms, via forced extraction ducts.

Tap in solariums and gardens.

ELECTRICITY

The house is equipped with a high-rated electrical system to 9.2kW (contracted power supply will be 6.9kW, with clients being able to increase this on request). Premium quality brand indoor electrical devices. Outdoor perimeter lighting on ground floors.

TV sockets in lounge, bedrooms, porch, terrace and solarium. Phone sockets in lounge and master bedroom and in bedroom 2 in 3-bedroom homes. Socket for thermo-ventilators in bathrooms.

Sockets for broadband fibre optic telecommunications services in lounge and main bedroom.

IRONWORKS

Lacquered security grilles on all ground floor windows and balconies, and on all other floors where access might conceivably be made. Also on other elements within the complex such as hand rails on communal stairs, hallways and



estate enclosures.

KITCHEN

Totally fitted with upper and lower kitchen units, decorative extractor hood, single-basin sink and draining board in stainless steel, granite worktop and pre-installation for dishwasher.

Built-in plate-service bar.

GALLERIES

Semi-enclosed with lacquered aluminium slats, walls finished in white cement mortar. Galleries have a sink, an electrical hot-water storage tank, exchanger for sanitary hot water, and installation for washing machine and dryer.

AIR CONDITIONING SYSTEM

Pre-installation for (hot-cold) air conditioning in lounge and bedrooms, duct flow. Space provided for the indoor unit within lowered bathroom ceiling and for the outdoor unit on the roof.

TELECOMMUNICATIONS

Communal telecommunications infrastructure including the installation of a satellite dish capturing the Astra satellite services. HD satellite receiver in each home for all free or public access channels.

PRIVATE GARDENS

Gardens contain topsoil, anti-root mesh and upper gravel layer. Cypress hedge around the perimeter of communal and dividing zones, which also have trees and landscaping. Perimeter walls in brick and locks and gate matching the design of the complex. Access to garden through lockable gate.

Automatic programmable drip irrigation.

Parking space in some gardens indicated by wheel lanes finished in smooth concrete.

STAIRS AND GATES

Non-slip porcelain stoneware floors and stairs on all floors. Walls finished in the same material as the façade.

PARKING

The complex has parking spaces located around the perimeter of the estate, and all homes have been allocated one parking space.

SOLARIUM

Private solarium with shower, barbecue and water tap, with direct access from the home via private staircase. The staircase roof has a totally automatic sliding panel system for greater convenience.

URBANISATION



This complex mostly faces south for better enjoyment of the sunshine in this Mediterranean location, and for a view over the swimming pool as an additional attraction.

The estate grounds have broad pedestrian walkways connecting all homes with the various communal areas and parking spaces. Walkways finished in imitation-wood printed concrete, flanked by green zones with a variety of plants and shrubs, preinstalled drip irrigation as required. The grounds have lighting and urban equipment and ramp accesses to eliminate architectural barriers.

Estate totally enclosed with brick walls and gates, with pedestrian access via coded lock system.

Mailboxes are located at equidistant points from all homes. There are 4 bicycle parking points.

POOL

The complex has a swimming pool enclosure, which is conveniently accessed via communal areas and from ground floor homes. The pool has a total area of 90m2, clad with Gresite with internal lighting incorporating colour changes, and steps facilitating access for people with limited mobility. Area for adults and area for children, heated Jacuzzi bordering the pool area.

Swimming pool surround in "lawn" finish totalling 650m2 in size, with showers, cane parasols, trees and lighting.

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* All homes have a 10-Year Warranty Insurance policy covering damages in basic structures in accordance with [Spanish] Act 38/99 of 5 November on Construction Planning [Ordenación de la Edificación - LOE]. At the criteria of the technical team, 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.



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