



# OCEAN DRIVE

Costa Blanca Norte / Benidorm

## QUALITY REPORT

### GROUNDING WORKS

In accordance with the results of the geotechnical survey, a system of footing slabs and reinforced concrete container walls was chosen.

### STRUCTURE

Structure in reinforced concrete complying with current legislation, using concrete columns and metal pillars, floor slabs and solid slabs on stairways. All metal reinforcements are joined together and connected to an underground ring network that absorbs loads outside the building. Terraces with solid floor slabs.

### ROOFING

Roofs are flat, walk-on type, finished in technological deck platforms in imitation wood, set on upper floor slabs, with inner air chamber for the various installations required for building operation and desk installation. Roofs also have thermo-acoustic insulation using extruded polystyrene plaques with asphalt laminate waterproofing

### FAÇADE

The building is structured into large terraces, all with LED light illumination. The main structure is rendered in cement mortar painted grey, combined with large-format industrialised surface coverings, with colours as shown in the sales prospectus.

Façade walls are double partition walls, with insides in laminated plasterwork 19 mm thick on galvanized steel profiles, inner insulation using rock wool 4cm thick and finished outside with a hollow brick wall 11cm thick.

### BRICKWORK AND INSULATION

Separation walls between homes are double partition walls with laminated plaster plaques 19mm thick on galvanized steel profiles and soundproofing using rock wool, as well as an intermediate ceramic brick wall 11cm thick. Inner walls in each home are also made in laminated plaster plaques 19mm thick with soundproofing inside between galvanized steel profiles. Floors between homes have impact soundproofing, and first floors have 4cm extruded polystyrene insulation.

### INTERIOR WALL PAINTWORK

Smooth plastic paint applied on all laminated plasterwork (\*choice of various colours).

Lowered ceiling throughout the home in 13mm-thick laminated smooth plaster finished with two coats of plastic paint, accessible in the bathroom for installation and maintenance of air conditioning units.

Lowered ceiling also on terraces.

## EXTERIOR FLOOR AND WALL TILING

Premium quality non-slip stoneware tiles on terraces.

## INTERIOR FLOOR AND WALL TILING

Stoneware floor tiles throughout the home. Wall tiles in stoneware in bathrooms and kitchen. All premium quality (\* choice of various wall and floor tiles).

## EXTERIOR CARPENTRY AND GLAZING

Outdoor joinery in painted PVC profiles, sizes as per building plans; double glazing with air chamber; for balconies and galleries the thickness is 3+3-chamber-3+3mm, and for windows 4-10-6mm. Aluminium slat Persian blinds in same colour as the joinery, with injected polyurethane, providing high thermal insulation and soundproofing.

Handrails with double glazing 10+10 mm, height 1.10m, pursuant to current standards.

## INTERIOR FITTINGS AND GLAZING

Armoured security front door, outer and inner leaf in wood finish and inner leaf in same finish as room doors, with structure and frame in steel, anti-crowbar hinges, blocking mechanism and double security lock.

Room doors in wood veneer or lacquered (\*finish choice available).

Built-in wardrobes with sliding doors in same finish as room doors, finished inside, with drawer module, upper space and hanging rod.

## PLUMBING

Indoor plastic-pipe plumbing with approved tubing material.

Bathrooms with:

- Electric radiant underfloor heating.
- Washbasin in vanity unit, with halogen lights and mirror in main bathroom; second bathroom with wall-hung washbasin, halogens and mirror. Type B homes have two washbasins in main bathroom.
- Shower tray in same material as bathroom floors.
- Integrated shower enclosure in both bathrooms.
- Recessed shower fittings.
- Bathroom 1 with ceiling shower for natural rain effect, sized 30x30cm.
- Toilets with recessed cisterns in both bathrooms.

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

## ELECTRICITY

Robust electrical installation rated at 9.2 kW. Premium brand electrical devices.

Light intensity regulators in lounge.

TV sockets in lounge, bedrooms and terrace. Phone sockets in lounge and master bedroom and in bedroom 2 in 3-bedroom homes. Wiring runs through flame resistant tubing. Socket for towel dryers in bathrooms.

Sockets for access to broadband fibre optic telecommunications services in lounge and bedrooms.



## IRONWORKS

Communal elements such as handrails in communal stairways, hallways and estate fences in lacquered steel.

## KITCHEN

Totally fitted with upper and lower kitchen units to ceiling, doors with glass edging and Silestone worktop (\*furniture colour and worktop colour choices available), self-closing drawer units, integrated column for conventional oven and microwave, extractor hood, single-basin sink recessed in worktop with draining area.

Integrated dishwasher and refrigerator spaces, and for washing machine in Type A homes (appliances optional).

Kitchen partially enclosed with glass in sliding door panels, so kitchen can be kept open or closed, for better space availability and convenience in the home. (\* pre-costed option).

## GALLERIES

Depending on home type, galleries are fitted with an exchanger for sanitary hot water, and installation for washing machine and dryer (appliances optional). Inner gallery walls finished in white cement mortar rendering.

## HEATING AND HOT WATER FROM HEATERS

Installation air-conditioning (hot/cold), duct type. The outdoor air-conditioning unit or aerothermal heat pump is located on the façade, hidden in an upper floor enclosure. The indoor unit is inside the lowered bathroom ceiling.

Air grilles are located in dining room and bedrooms for (hot/cold) air-conditioning, and the control thermostat is in the living/dining room.

Sanitary Hot Water (SHW) is also produced by the aerothermal heat pump, fed to a hot water accumulator with back-up support from the electrical resistance.

Note: for the optional radiant underfloor heating throughout the home using the aerothermal heat pump (extra-cost option), the radiant underfloor heating in bathrooms would no longer be electrical, but incorporated in the heating system for the entire house.

## TELECOMMUNICATIONS

Installation of TV signal receiving devices for free viewing in languages: Spanish, Russian, French, English and German, with an HD digital satellite receiver in each home. Belgian channels can also be seen (in Flemish) with a home decoder. The installation offers the option of receiving TV channels in Scandinavian languages and English upon request and contracting.

## STAIRS AND GATES

The complex has a main entrance, with two lifts with a capacity for 6 persons each, and stairwell that connects all homes with the ground floor and the semi-basement.

Entranceway and staircases on all floors finished in premium quality stoneware floor tiles, and main entrance has an automatic video door entry system.

## PARKING

The estate has two parking areas:

- The first located in basement, with storerooms, vehicle parking spaces and machine rooms.
- The second located on the ground floor in the back of the building, with a traffic lane to the basement and parking spaces covered with pergolas.

All homes and business units include a parking space in the basement.

There are two vehicle access ramps, with automatic garage opening system using remote control, in addition to a convenient pedestrian access via lift or staircase from various floors of the complex.

Garage walls are in reinforced concrete blocks and weatherproofed, with floors in smooth concrete.

All firefighting equipment installed pursuant to current standards.

## SOLARIUM

Large roof-top solarium with different zones:

- Chill out area with:
  - o Sofas, tables and stools
  - o TV outlet
- Table area with:
  - o Sinks
  - o Installation for refrigerator
  - o Table and chairs
  - o TV outlet
- Relax area with:
  - o Heated Jacuzzi, 4-6 person capacity, with water and air jets
  - o Sun beds

## POOL

- Adult "infinity pool", with a water surface of 120m2 finished in Gresite with:
  - o Internal lighting incorporating colour changes.
  - o Ladders for persons with reduced mobility.
  - o Glass walls and jardinières with tropical palm trees along the sea façade.
- Children's swimming pool, with a water surface of 14 m2 with water jets.

## PROPERTY CUSTOMISATION

\* Your choice of finishes must be notified within 30 days from the date of publication and sending of the personalisation catalogue.

\* The following materials may be chosen at no extra cost based on catalogued materials and before the dates as determined by development work progress.

- Tiling and flooring.
- Kitchen furniture and worktop.
- Indoor doors and wardrobe doors.
- Paintwork.

(\*)

\* 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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