FLAMENCA VILLAGE 1ª FASE

Costa Blanca Sur / Orihuela (Alicante)

QUALITY REPORT

GROUNDING WORKS

The foundations of buildings with a basement car park will be built using a system of reinforced concrete footings and bracing slab. The foundations of buildings without basements will be built using a system of footings and bracing beams with a ventilated air-space to insulate the properties from the ground. All comply with the specifications of the geotechnical study and current structural regulations.

STRUCTURE

Building structure composed of reinforced concrete columns and waffle slabs, and solid slab stairs and specific features. All comply with the specifications of the geotechnical study and current structural regulations.

ROOFING

Flat, walk-on roofs on the solariums with a slight slope, asphalt-sheet waterproofing, thermal insulation with extruded polystyrene panels (XPS) and finished with non-slip tiled flooring suitable for outdoor use. Other roofs are solely for technical use, with slopes, asphalt-sheet waterproofing, thermal insulation with extruded polystyrene panels (XPS) and a gravel finish.

FAÇADE

The façades will be finished in cement mortar rendering with white acrylic exterior masonry paint for overhanging elements and grey for the main body of the building, as per the design. Specific features of the façade such as the porticos and sides of the buildings will have a ceramic cladding finish in ochre.

The façade is formed of a two-leaf wall enclosure with cavity insulation: external leaf with 11 cm-thick ceramic brick; rockwool thermal insulation in accordance with statutory Technical Building Code specifications; internal leaf with 15 mm-thick laminated plasterboard on galvanized steel profiles.

Depending on the type, terraces have individual flower boxes and a programmed drip-watering system.

BRICKWORK AND INSULATION

Separating walls between properties are made of laminated plasterboard on galvanized steel profiles with rock wool soundproofing and sheet metal intermediate separation.

Internal walls in each property are constructed with 15 mm-thick laminated plasterboard on galvanized steel profiles with inner thermal and acoustic insulation.

Ceilings throughout the property will be made with 12.5 mm-thick laminated plasterboard on galvanized steel profiles. The ceiling of the main bathroom - or secondary bathroom, depending on property type - will have 60 x 60 cm plaster panels with visible metal profiles that permit access for the maintenance of the air-conditioning system.

Floors between properties are impact-soundproofed and the ground floor has thermal and acoustic insulation in
accordance with statutory Technical Building Code specifications.

**INTERIOR WALL PAINTWORK**

The walls are finished with two coats of smooth acrylic paint on laminated plasterboard (*choice of colours available at no extra cost as per the customisation catalogue). The ceilings are finished with two coats of smooth white acrylic paint.

**EXTERIOR FLOOR AND WALL TILING**

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

**INTERIOR FLOOR AND WALL TILING**

Premium quality porcelain stoneware tiles throughout the property. Premium quality stoneware tiles in bathrooms. Synthetic coverings in areas above kitchen worktops (*choice of flooring, wall tiling and coverings above the cooker at no extra cost as per the customisation catalogue).

**EXTERIOR CARPENTRY AND GLAZING**

Exterior joinery with high-performance PVC profiles finished in a similar colour to the façade. Sliding balcony doors in living room and master bedroom. Double glazing with air cavity, including laminated safety glass on balcony doors. Thermally-insulated aluminium roller shutters finished in the same colour as the joinery in bedrooms and living room. Utility area access door with PVC profiles and translucent safety glass with air cavity.
Armoured front door to the property, with structure and sub-frame in steel, blocking mechanism, double security lock and peephole. To exterior, hydrolacquered panel in the same colour as the joinery; to interior, finished with the same finish as room doors.
Terraces as per building design, with parapet walls and light balustrades with safety glass and metal profiles.

**INTERIOR FITTINGS AND GLAZING**

Room doors lacquered with leaves of 210 cm height, solid core, lift-off hinges and soft-close mechanism with rubber strip on frame (*choice of finishes available at no extra cost as per the customisation catalogue).
Built-in wardrobes with sliding doors and lacquered finish in the same colour as room doors, with central partition, top shelf, hanging rail, drawer module and shelves.
Shoe storage with hinged doors and lacquered finish (to match room doors or kitchen units depending on property type).

**PLUMBING**

Bathroom 1 with wall-hung washbasin unit, mirror with integrated indirect LED lighting and recessed LED spotlights in the suspended ceiling above the washbasin. Bathroom 2 with wall-hung washbasin unit, mirror and recessed LED spotlights in the suspended ceiling above the washbasin. Premium quality mixer taps. Electric towel rail in bathroom 1.
Shower trays in different sizes with integral shower screen fitted with safety glass. Premium quality recessed shower fittings with ceiling-mounted shower head in bathroom 1 and hand-held shower head in bathroom 2. Toilets with concealed cisterns in bathroom 1 and 2.
Indoor plumbing with approved ceiling-hung tubing material.
Electric underfloor heating in bathrooms 1 and 2.
150-litre water storage tank in utility area. Ventilation throughout the house, including kitchen and bathrooms, via forced extraction ducts.
The development uses a rainwater collection system for use in irrigating gardens and communal areas.
ELECTRICITY

The property is equipped with a robust electrical installation rated at 9.2 kW (contracted power supply will be 6.9 kW and can be increased on request). Premium quality fittings on all interior installations. TV sockets in living room, all bedrooms, porch, terrace and solarium. RJ45 network sockets in living room and all bedrooms. The interior of the development has infrastructure for the distribution of fibre optic broadband services.

IRONWORKS

Metal security grilles will be installed on windows of ground floor living rooms, bedrooms and bathrooms. Metal security grilles will also be installed in secondary bedrooms and bathrooms directly overlooking access walkways for properties on floors 1, 2 and 3.

KITCHEN

Fully fitted with upper and lower kitchen units in high gloss finish, top cupboards up to the ceiling, self-closing drawer units, telescopic extractor, pre-installation for dishwasher, quartz worktop (Silestone, Compac or similar brand) and worktop sink (*choice of colours for kitchen units and worktop available at no extra cost as per the customisation catalogue). Breakfast bar in the same material as worktop, on metal supports and with lighting in the suspended ceiling.

GALLERIES

Enclosed with slats to match the facade. Walls finished in white cement render. Utility areas will have an electric water heater, domestic hot water exchanger and installation connection for washer/dryer.

HEATING AND HOT WATER FROM HEATERS

Ducted-type air-conditioning (hot/cold). The outdoor air-conditioning unit or aerothermal heat pump is located on the roof and the indoor unit is inside the suspended ceiling of the main or second bathroom, depending on the property type. Air supply grilles which distribute the air conditioning (cold-hot) are located in the dining room and bedrooms; the control thermostat is in the living/dining room. Domestic hot water (DHW) will also be produced by an aerothermal heat pump, feeding a hot water storage tank with occasional back-up support from an electric water heater.

TELECOMMUNICATIONS

Installation of TV reception equipment offering free-to-air television in the following languages: Spanish, Russian French, English and German, with an HD digital satellite receiver in each property. Belgian channels can also be received (in Flemish) using a Belgian TV decoder. The installation also provides the option of receiving a selection of subscription TV channels in Scandinavian languages and English. Wi-Fi router installation with the option of taking out a contract with a local provider. Communal Wi-Fi network service with Internet access in central communal areas of the development.

PRIVATE GARDENS

Ground floor private gardens have artificial grass for reduced maintenance. Their enclosures consist of a masonry wall and metal railings with cypress hedging around the perimeter with programmable drip-irrigation system and tap. A metal gate provides access to the development.
**STAIRS AND GATES**

The buildings have external lifts located at equidistant points from the properties providing access between the basement and every upper floor. The lifts have low-consumption electric motors, automatic doors, telephone connection, LED lighting and 6-person cabins.

The buildings also have external stairs and passageways connecting the properties to the ground floor, basement and the rest of the development via pedestrian walkways. All the communal areas in the buildings will have non-slip stoneware flooring. The enclosure of the external stairs and passageways giving access to the buildings will have brick balustrade walls with the same finish as the façades or metal railings finished in the same colour as the façade.

**PARKING**

All properties have a parking space either in the basement car park or in the outside car park in the private road surrounding the development.

The basement car park has an access ramp for two-way vehicle traffic, with a motorised remote-controlled garage door, as well as pedestrian access via lift or stairs from the various residential levels. The enclosure of the basement car park is built with a reinforced concrete wall and exterior waterproofing. The internal flooring is finished with floated concrete. The storerooms, bicycle parking areas and other equipment rooms are incorporated into the basement design, and are fitted with all the necessary fire safety measures as required by current legislation.

Outdoor parking spaces are located on the sides of the two-way traffic private road surrounding the development.

The basement car park has 4 rooms for communal bicycle parking. Each property will have one bicycle parking space.

There is also a ground-level communal bicycle parking area next to the basement vehicle access ramp.

**SOLARIUM**

Properties on the third floor have a private solarium on the roof complete with barbecue, sink unit and work surface, hot and cold water shower, tap, lighting, and electricity and television points. There is direct access to the solarium from inside the property via a metal staircase in the living room or a concrete staircase in the hallway (depending on property type).

The stairs have a motorised roof that opens and closes to provide easy access to the solarium.

**URBANISATION**

The Flamenca Village development has been designed to be like a small town. It will have a large central area with communal gardens, swimming pools, leisure areas and properties. It will be a car-free zone designed for pedestrians and cycles. Vehicle access to the properties is via a private perimeter road providing access to the buildings and basements of the different phases.

The development will be built in several phases; each one will have a large central garden area with a swimming pool and amenities. The approximate total surface area of the plot is 45,900 m² and will include:

- Garden areas with swimming pools, whirlpools, poolside areas, green zones, ornamental lake, children’s play area, chill-out zone and gym.
- Pedestrian areas with pedestrian walkways, cycle path, squares with pedestrian access, ornamental fountains and small gardens.
- Private perimeter road for two-way traffic, outdoor parking and perimeter gardens.
- In addition, the development will have two adjacent public green zones of approximately 2,200 m² and 2,600 m² which will enhance the connection between the properties and the green spaces and gardens.

The different areas of the development are linked by a network of pedestrian walkways and paths for use by both cycles and pedestrians. The paths are gently sloping, eliminating architectural barriers and surrounded by landscaping.

The development will have a main pedestrian entrance in Avenida Pablo Picasso with a security booth and large arched area next to which the post boxes will be located. In addition, there will be three vehicle and pedestrian access points to the development’s private perimeter road each with a motorised vehicle access gate and pedestrian gate. All pedestrian
access points will have key-operated access, whereas vehicular access points will be operated by remote control.
The development's gardens will be stocked with a wide variety of plants, in particular, aromatic plants, flowering ground-cover plants, palm trees and other types of characteristically Mediterranean plants. All the gardens will have an automatic watering system, lighting and street furniture.
The development will have a video-surveillance system in all external access points. The development will be enclosed with a perimeter wall and metal railings.
The development will have a signage system designed to indicate the location of the amenities as well as identifying the properties, storerooms and car parks. Post boxes are located inside the development near the entrance and are protected by aluminium carpentry.

Amenities Phase 1:
Poolside area with natural lawn, showers, loungers, parasols, landscaping and lighting, with direct access from the communal areas, and fully enclosed by metal railings. It will include:
- A heated adult pool with an approximate water surface area of 160 m², with gresite lining and underwater lighting. Masonry steps and metal ladders provide access to the pool. It will also have a thermal pool cover.
- A heated children's pool with an approximate water surface area of 28 m², with gresite lining and underwater lighting. It will also have a thermal pool cover.
- Two heated whirlpools with underwater lighting, each with capacity for 6-7 people, made in a single mould from thermoformed acrylic, with stainless steel handles, ergonomic seats and water and air jets.
- Sunbathing area with anti-slip paving linking the different swimming pools.
- Children's play area of approximately 30 m² with water jets of different heights built into the anti-slip paving.
In addition, the development will have an ornamental fountain with water jets and lighting in the main entrance area and other ornamental fountains in other access points.

Amenities Phase 2:
Poolside area with natural lawn, showers, loungers, parasols, landscaping and lighting, with direct access from the communal areas, and fully enclosed by metal railings. It will include:
- Large adult pool with gresite lining and underwater lighting. It will have masonry steps and metal ladders as well as access points from the poolside area.
- Two heated whirlpools with underwater lighting, each with capacity for 6-7 people, made in a single mould from thermoformed acrylic, with stainless steel handles, ergonomic seats and water and air jets.
- Chill-out zone in the form of an island within the swimming pool comprising two bars: one is a pool bar and the other a normal bar with a large terrace with tables and chairs. Area covered by a pergola.
- Sunbathing area with anti-slip paving around the pool.
- Swimming pool toilets and lifeguard post.
Ornamental lake with landscaping and perimeter rockery.
Glazed gym with panoramic views of the lake comprising fitness room equipped with a range of gym equipment, Finnish sauna for 6-8 people, changing rooms, toilets and showers.

Amenities Phase 3:
Poolside area with natural lawn, showers, loungers, parasols, landscaping and lighting, with direct access from the communal areas, and fully enclosed by metal railings. It will include:
- An adult pool with gresite lining and underwater lighting.
- A children's pool with gresite lining and underwater lighting.
- A heated whirlpool with underwater lighting, with capacity for 6-7 people, made in a single mould from thermoformed acrylic, with stainless steel handles, ergonomic seats and water and air jets.
- Sunbathing area with anti-slip paving linking the different swimming pools.
- Outdoor children's play area with a range of play equipment for children of different ages and soft flooring.

Amenities Phase 4:
Poolside area with natural lawn, showers, loungers, parasols, landscaping and lighting, with direct access from the communal areas, and fully enclosed by metal railings. It will include:
- An adult pool with gresite lining and underwater lighting.
- A children's pool with gresite lining and underwater lighting.
- A heated whirlpool with underwater lighting, with capacity for 6-7 people, made in a single mould from thermoformed acrylic, with stainless steel handles, ergonomic seats and water and air jets.
- Sunbathing area with anti-slip paving linking the different swimming pools.

The definition of Amenities for Phases 2, 3, and 4 is subject to change for technical reasons, administrative requirements or design and layout decisions made by the project creator and/or developer.

**POOL**

The development offers a range of swimming pools as described under the heading DEVELOPMENT.

**PROPERTY CUSTOMISATION**

*The following finishes may be chosen at no extra cost based on the Customisation Catalogue, within the specified dates:

- Submit your choices before 15/09/2019 for blocks 2 and 3.1 and 3.2; 15/10/2019 for blocks 4.1 and 4.2.
  - Bathroom tiles.
  - Interior flooring of the property.
- Submit your choices before 01/12/2019 for blocks 2 and 3.1 and 3.2; 01/01/2020 for blocks 4.1 and 4.2.
  - Panel finish above the cooker.
  - Submit your choices before 01/12/2019 for blocks 2 and 3.1 and 3.2; 01/01/2020 for blocks 4.1 and 4.2.
  - Finish of kitchen units and worktop.
  - Room doors, built-in wardrobe doors.

- Submit your choices before 01/01/2020 for blocks 2 and 3.1 and 3.2; 01/02/2020 for blocks 4.1 and 4.2.
  - Interior wall paint.

** All properties have a 10-year warranty insurance covering damages in basic structures in accordance with [Spanish] Building Regulations Act 38/99 dated 5 November [Ordenación de la Edificación - LOE]. For technical reasons, the above-mentioned materials may be replaced by others of similar or superior quality.

**SHOPS AND OFFICES**

**FOUNDATIONS**

The foundations will be built using a system of reinforced concrete footings and bracing slab. Foundations certified by an accredited independent technical control body in compliance with the specifications of the geotechnical study and current structural regulations.

**STRUCTURE**

Structure composed of reinforced concrete columns and waffle slabs. Structure certified by an accredited independent technical control body in compliance with the specifications of the geotechnical study and current structural regulations.

**ROOFS**

Non-accessible flat roofs solely for technical use, with slopes, asphalt-sheet waterproofing, thermal insulation with
extruded polystyrene panels (XPS) and a gravel finish.

FAÇADE
The façades will be finished in cement mortar rendering with white acrylic exterior masonry paint for overhanging elements and grey for the main body of the building, as per the design. Specific features of the façade such as the porticos and sides of the buildings will have a ceramic cladding finish in ochre.
The external leaf of the façade will consist of 11 cm-thick ceramic brick. Units and offices are delivered as an unfurnished shell, without insulation or inner leaf to the façade.
The design of the façades incorporates communal planters on the main façade and on the balustrades of the rear façade and are equipped with programmable drip irrigation.

MASONRY AND INSULATION
The separation between units and between offices is composed of a leaf of 11 cm-thick ceramic brick. Units and offices are delivered as an unfurnished shell, without flooring, partition walls, thermo-acoustic insulation, inner linings or suspended ceiling.

EXTERIOR JOINERY AND GLAZING
Ground floor units will have exterior joinery with high-performance PVC profiles, double glazing formed of safety glass with air cavity and exterior protection using motorised roller shutters.
Offices on floors 1 to 3 will have exterior joinery with high-performance PVC profiles and double glazing with air cavity.
Access to offices on floors 1 to 3 is via an armoured entry door with structure and sub-frame in steel, blocking mechanism, double security lock and peephole. To exterior, hydrolacquered panel in the same colour as the façade; to interior, lacquered panel in white.

METALWORK
Metal security grilles on office windows where access is possible on floors 1 to 3.

PLUMBING AND SANITARYWARE
A plumbing connection to the mains system shall be provided in each unit for water supply and for drainage to remove waste water.
A ventilation channel will be provided in each unit to supply ventilation for any toilets that may be installed.
An individual fume exhaust duct to the roof will be provided for each of the units on the ground floor.

ELECTRICS
Provision will be made for conduits from the electricity meter to the consumer unit of each unit (next to the entrance), as well as conduits above the door and windows to connect signage, illuminated exterior signs or lighting.

AIR CONDITIONING
Conduits will be provided in the communal area of the building with direct access to the roof, for the housing of cooling pipes to link internal and external air conditioning units that use a gas cooling system. Units will have access to conduits accessing the roof for additional installations.

TELECOMMUNICATIONS
Each unit and office will have a telecommunications and TV service.

STAIRS AND ENTRANCES/COMMUNAL AREA STAIRS AND STAIRWELLS
The building has a large entrance with direct access from Avenida Pablo Picasso and includes a pergola, ornamental fountain, advertising totem for the logos of the different units and automatic intercom.
The stairwell has a lift and stairs providing access between the ground floor and basement and every unit/office on the upper floors. The lift has a low-consumption electric motor, automatic doors, telephone connection, LED lighting and 6-
person cabin.
The entrance and external passageways giving access to the units/offices will have non-slip tiled flooring. The enclosure of the external stairs and passageways will have low brick walls with the same finish as the façades or metal railings finished in the same colour as the façade.
The commercial units on the ground floor have direct access from the street via a large private terrace with non-slip tiled flooring.

PARKING
Each of the commercial units on the ground floor has a parking space in the secure basement car park for two vehicles. The private car park has a motorised vehicle entry operated by remote control and is directly linked to the unit via an internal staircase with a separate hallway and double fire doors. These parking spaces are in the same area as the basement parking for the residential properties.
All offices have parking spaces either in the basement car park or in the ground-level car park in the private road surrounding the development.

SIGNAGE
Signage and other façade features of each unit shall be subject to the building design criteria established by TM Real Estate Group.
Each unit is entitled to a standard-sized space, as established by TM Real Estate Group, for its logo to be included on an advertising totem located next to the public pavement.

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BUILDING SPECIFICATIONS WITH DATE:
09/04/2019
Solicita información en la oficina de venta TM más cercana a tu domicilio o ponte en contacto con nosotros en el teléfono 902 15 15 12 o en la dirección de email comercial@tmgrupoinmobiliario.com

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