



FLAMENCA VILLAGE 4ª 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 in 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; 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 galvanised 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. The ceilings are finished with two coats of smooth white acrylic paint. (*choice of wall paint colours available at no extra cost as per the customisation catalogue).

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, with recessed internal profiles at the same height as the floor. 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, interior lined with textile melamine, 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).

The internal storage units in properties will be lockable and have lacquered room doors.

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 eco-efficient mixer taps with cold start. 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.

Domestic Hot Water (DHW) is produced by a compact aerothermal heat pump with a 190-litre storage tank, with electrical support, providing energy savings compared to a traditional electric boiler. They are located in the 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.

Communal water-softening unit that improves the quality of tap water, preventing hard water and giving longer life to sanitaryware, boilers, washing machines, etc. The communal maintenance of the system saves on costs and does not require any individual upkeep from each owner.

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, top cupboards up to the ceiling, self-closing drawer units, telescopic extractor, pre-installation for dishwasher, quartz worktop (Silestone, Compac or similar brand) with worktop sink and drainer, with counter top overhang on the living room side. Premium-quality eco-efficient sink mixer tap with cold start. Lighting with LED strip under the upper unit and LED spotlights in the suspended ceiling above the counter area. (*choice of colours for kitchen units and worktop available at no extra cost as per the customisation catalogue).

GALLERIES

Enclosed with slats to match the façade. Walls finished in white cement render. Utility areas will have a compact boiler and installation connection for washer/dryer.

AIR CONDITIONING SYSTEM

Ducted-type air-conditioning (hot/cold). The outdoor air-conditioning 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.

TELECOMMUNICATIONS

Installation of TV reception equipment offering free-to-air television in the following languages: Spanish, Russian French, Polish, English and German. Wi-Fi router installation. 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.

WIFI

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. Storerooms have a door 90 cm wide, lock and natural ventilation system using grilles.

The basement car park is linked to the basement in Phase 3.

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

The basement car park has a communal storeroom for bicycle parking with a bicycle pump, water tap with drain for washing bicycles. In addition, on the ground level, there are bicycle parking spaces at different points in the development, which also have a water tap with drain for washing bicycles. Each property will have one bicycle parking space in the basement or on the ground level.

All basement parking spaces have pre-installation for an electric car charging point.

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. All solariums have pre-installation fittings for a Jacuzzi and extra drains to avoid the risk of overflow flooding. 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, 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. The paths, surrounded by landscaping, are gently sloping, eliminating architectural barriers.

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 an approximate water surface area of 360 m², 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 accessed via two bridges; comprising two bars: one is a pool bar and the other a normal bar with a terrace covered by a pergola measuring approximately 25 m² and an open terrace measuring approximately 110 m², with tables and chairs.

- 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, with a constructed area of approximately 190 m2, comprising fitness room with 90 m2 usable floor space equipped for cardio, strength and flexibility training, TV, 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 with a water surface area of approximately 125 m2.
- A children's pool with a water surface area of approximately 25 m2, 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 with a surface area of approximately 130 m2.

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:

- A heated adult pool with a water surface area of approximately 125 m2, with gresite lining and underwater lighting with colour changes. Masonry steps and metal ladders provide access to the pool. It will also have a thermal pool cover.
- 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.

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:

BLOCKS 14 AND 17

- Submit your choices before 30-06-2023
 - Bathroom tiles.
 - Interior flooring of the property.

- Submit your choices before 15-08-2023
 - Finish of kitchen units and worktop.
 - Room doors, built-in wardrobe doors.

- Submit your choices before 15-10-2023
 - Interior wall paint.

BLOCK 16

- Submit your choices before 30-09-2023
 - Bathroom tiles.
 - Interior flooring of the property.
- Submit your choices before 15-11-2023
 - Finish of kitchen units and worktop.
 - Room doors, built-in wardrobe doors.
- Submit your choices before 15-12-2023
 - Interior wall paint.

BLOCK 15

- Submit your choices before 30-10-2023
 - Bathroom tiles.
 - Interior flooring of the property.
- Submit your choices before 15-12-2023
 - Finish of kitchen units and worktop.
 - Room doors, built-in wardrobe doors.
- Submit your choices before 15-02-2024
 - 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.**

BUILDING SPECIFICATIONS WITH DATE:

07/05/2025

NOTA INFORMATIVA

The translation of this document is a courtesy translation. This version is purely for information purposes without any legal effect and therefore, in the event of any discrepancy or doubt in its interpretation, the draft in Spanish shall prevail.

PROTECCIÓN CONTRA INCENDIOS

Both residential blocks and underground parking garages and storage rooms comply with the applicable fire protection regulations (DB-SI – CTE).



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