



# RESIDENCIAL GALA

Costa Blanca Sur / Orihuela Costa  
(Alicante)

## QUALITY REPORT

### GROUNDING WORKS

The buildings' foundations will be composed of cross-braced concrete footings with a ventilated air-space to insulate the properties from the ground. The foundations and structure will be accredited by a certified independent technical control body and will comply with the specifications of the geo-technical study and current building regulations.

### STRUCTURE

The structure will comprise reinforced concrete pillars and metal pillars in the communal walkways to properties. Waffle slabs on the floors. Solid slabs on stairs. Each block will have an independent electrical grounding network.

### ROOFING

Flat walk-on roofs in the solariums with a slight slope, waterproofing with asphalt sheets, extruded polystyrene thermal insulation and finished with non-slip tiled flooring suitable for outdoor use. The remaining roofs are for technical purposes, with slopes, asphalt sheet waterproofing, thermal insulation using extruded polystyrene sheets and finished with gravel.

### FAÇADE

The façade has new elements in terms of the configuration of the blocks, creating different volumes within its cantilevered sections and overhung terraces finished with glass elements. It will include unique elements, such as exterior porches on the terraces, which can be of painted concrete, rendered with white cement and finished with plastic paint suitable for exteriors. Ochre and/or brown tones will predominate the composition of the façade in contrast to the white of the main blocks.

The façade is composed of a twin-leaf closure with cavity insulation: external leaf with triple 11 cm-thick hollow ceramic brick; rockwool thermal insulation in accordance with statutory Technical Building Code specifications; internal leaf with laminated plasterboard on galvanized steel profiles.

The façades will be finished in cement mortar rendering with acrylic exterior masonry paint in a range of tones.

The terraces, depending on type, will have individual planters featuring different species, with programmed community watering.

### BRICKWORK AND INSULATION

The separation between individual properties will consist of three leaves with cavity insulation: a central ceramic brick leaf with, on either side of it, a self-supporting lining in the form of laminated plasterboard on galvanized steel profiles, with rockwool thermal and acoustic insulation.

The internal partition walls in each property will be constructed in laminated plasterboard on galvanized steel profiles, with cavity insulation.

Ceilings will be in laminated plasterboard on galvanized steel profiles throughout each property. The main - or secondary,

depending on property type - bathroom ceiling will have accessible plaster panels with visible metal profiles for the maintenance of any air-conditioning system fitted.

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**

Smooth acrylic paint on laminated plasterboard (\*choice of colours available). The ceilings are finished with two coats of smooth white acrylic paint.

## **EXTERIOR FLOOR AND WALL TILING**

Non-slip stoneware on decks, open and covered terraces and solariums.

## **INTERIOR FLOOR AND WALL TILING**

Premium quality porcelain stoneware tiles throughout the property. Premium stoneware tiles in bathrooms and hob area in kitchen (\*choice of floor and wall tiling available).

## **EXTERIOR CARPENTRY AND GLAZING**

External joinery in colour PVC profiles. Sliding balcony doors to the lounge, 2.20 m high.

Double glazing with dehydrated air chambers, 3+3-12-3+3 on balcony doors, and 4-14-6 for windows. Thermally insulated aluminium roller shutters finished in the same colour as the joinery in bedrooms and lounge.

Balconies to suit the general design of the building with light balustrades in safety glass with metal profiles.

## **INTERIOR FITTINGS AND GLAZING**

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

Room doors and wardrobe doors in melamine with a choice of three finishes (\*see catalogue for melamine options at no extra cost).

Built-in wardrobes with sliding and/or foldaway doors, fully fitted inside with drawer unit, upper space and hanging rod.

Shoe rack in the entrance hall depending on the property type.

## **PLUMBING**

Internal plumbing fittings in type-approved plastic, ceiling-hung.

Bathrooms with:

- Electric underfloor heating.
- Acrylic shower trays with integrated shower screen.
- Concealed cistern in main bathroom.
- Premium quality taps and sanitary appliances.
- Washbasin unit in master bathroom, wall mounted washbasin in secondary bath, both with mirrors and halogens.
- Sanitary hot water is produced using thermal solar energy compliant with current regulations, from solar panels on the roof. 100-litre electric water heater in 2-bedroom properties; 120-litre electric water heater in 3-bedroom properties.

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

Water tap in solariums, gardens and utility rooms.

## **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. Electrical power outlet in bathrooms for electric towel rail.

TV sockets in lounge, all bedrooms, veranda, terrace and solarium. RJ45 data sockets in lounge and all bedrooms. The interior of the development has infrastructure for distribution of fibre optic broadband services.

Outdoor perimeter lighting on ground floors.

## **IRONWORKS**

Security grilles on ground floor windows and terrace doors and on upper floors where access is possible from communal walkways.

## **KITCHEN**

Fully fitted with high and low cupboards, extractor hood, stainless steel single-bowl sink and draining board, quartz or Silestone worktop and pre-installation fittings for dishwasher.

Serving hatch in same finish as worktop (\*choice of colours for kitchen units, worktop and serving hatch).

## **GALLERIES**

Enclosure with lacquered metallic slats. Walls finished in white cement render. Utility areas will have domestic hot water cylinders and pre-installation connections for washer/dryer. Lighting point.

## **AIR CONDITIONING SYSTEM**

Air conditioning (heating and cooling) ducting pre-installed in lounge and bedrooms. Spaces will be provided on the roof for the future installation of an external air-conditioning unit and in the ceiling of the main - or secondary, depending on type of property - bathroom for the future installation of an indoor unit. (\*Pre-costed option)

## **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. 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 TV channels in Scandinavian and English with subscription.

## **GROUND FLOOR PROPERTIES**

Garden enclosure with brick wall and ironwork, security gate and automatic drip watering system. Built with topsoil, anti-rooting mesh and final layer with gravel finish. Cypress hedge for perimeters of communal and shared areas, with landscaping and drip watering system.

All have access through a security gate from communal areas.

There will be a themed garden option (\*pre-costed option).

## **STAIRS AND GATES**

The buildings have external lifts providing access between the ground floor and every upper floor. The lifts have low-consumption electric motors, automatic doors, overload detection, telephone connection, LED lighting and adapted 6-person cabins.

The buildings will also have external stairs and passageways connecting the properties to the ground floor and the rest of the development via pedestrian walkways. All the communal areas in the buildings will have a non-slip finish. The closure of the staircases and external passageways giving access to the buildings will combine low brick walls with the same finish as the façades.

The entire development will be accessible to persons with reduced mobility.

## PARKING

Every property will have an outdoor parking place within the development.

Bicycle parking and other equipment rooms will be incorporated into the design of the development.

## SOLARIUM

Properties on the top floor will have private solariums on their roofs complete with barbecue, hot and cold water shower, lighting, electricity and television points.

Access to the solarium will be via a staircase from the living area of the property, with an automatic and soundproofed roof providing abundant daylight and facilitating ventilation to the property.

## URBANISATION

The development will have an area of 4,700 m<sup>2</sup> to include a swimming pool surround, swimming pools and Jacuzzis, communal and green areas. In addition to this, 2,750 m<sup>2</sup> will be used for ground-level parking.

The development will have a central area with communal gardens and leisure areas.

The various zones of the development shall be inter-connected via a network of pedestrian paths. The paths are gently sloping, eliminating architectural barriers; they have all been designed to be surrounded by gardens. The entire ground floor is accessible to persons with reduced mobility.

The complex will have three pedestrian entrances, the main one of which will have an electronic entry control system, while the other two will be key-operated.

Vehicle accesses will have remote-control operated motorized gates.

The development will have lighting and street furniture. Its 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 gardens in communal areas will have an automatic watering system.

The development will be fully enclosed with a perimeter wall and metal railings.

This will have:

- Petanque areas.
- Outdoor children's playground with swings, slides and see-saw, with safety flooring.
- Communal Wi-Fi network with Internet access in the central area of the development.

## POOL

The swimming pool surround area, measuring 1,300 m<sup>2</sup>, with natural lawn, showers, gardens and lighting, with direct access from the communal areas, will be fully enclosed by metal railings. This will have:

- An adult pool with a water surface area of 160 m<sup>2</sup>, gresite lining and underwater lighting. It will have masonry steps providing access for persons with reduced mobility, and metal ladders. It will have a swimming area over 18 metres in length.
- A children's pool with a water surface area of 25 m<sup>2</sup>, gresite lining and underwater lighting.



- Two heated Jacuzzis with underwater lighting, each with capacity for 4-5 people, made in a single mould from thermoformed acrylic, with stainless steel handles, ergonomic seats and water and air jets.
- Sunbathing areas joining the two pools.
- Swimming pool toilets and first aid post below ground level.

## 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 December 10, 2018.
  - Interior flooring of the property.
  - Kitchen and bathroom tiling.
- Submit your choices before:
  - Finish of kitchen units. 30-01-2019
  - worktop. 10-02-2019
  - Internal doors, built-in wardrobe doors. 10-02-2019
  - Interior wall paint. 15-03-2019

\*\* 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.



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