



OCEAN DREAM

Costa Blanca Sur / ?Torrevieja (Alicante)

QUALITY REPORT

GROUNDING WORKS

The foundations are composed of reinforced concrete footings and bracing slab. All comply with the specifications of the geotechnical study and current structural regulations.

STRUCTURE

The structure is composed of metal and reinforced concrete columns and reinforced concrete waffle slabs. Solid slab stairs and specific solid slab building elements. All comply with the specifications of the geotechnical study and current structural regulations.

ROOFING

Flat walk-on roofs in solariums with slight slope, waterproofing with asphalt sheets and finished with anti-slip imitation wood stoneware flooring or artificial grass as per design.
Thermal insulation at the bottom of the roof.

FAÇADE

The façades will be finished in white cement mortar rendering with white acrylic exterior masonry paint for terraces and cross sections and grey for the main body of the building as per design.
The façade is formed of a two-leaf wall enclosure with cavity insulation: external leaf with ceramic brick; thermal insulation in accordance with statutory Technical Building Code specifications; internal leaf with laminated plasterboard on galvanised steel profiles.

BRICKWORK AND INSULATION

Separating walls between properties are made of laminated plasterboard on galvanised steel profiles with rock wool thermal and noise insulation and sheet metal intermediate separation.
The internal partition walls in the properties are constructed with laminated plasterboard on galvanised steel profiles with rock wool thermal and noise insulation in their interior.
Ceilings will be laminated plasterboard on galvanised steel profiles throughout each property. The secondary bathroom ceiling will have 60 x 60 cm accessible plasterboard with visible metal profiles for the maintenance of the indoor air-conditioning unit.
Floors between properties are impact-soundproofed; the floor on the ground floor has thermal insulation using extruded polystyrene panels; thermal insulation to the underside of the roof. All the above is in accordance with statutory CTE 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.

EXTERIOR FLOOR AND WALL TILING

Anti-slip stoneware tiles on porches, terraces and utility areas of the properties.

INTERIOR FLOOR AND WALL TILING

High-quality porcelain stoneware floor tiles throughout the property. High-quality stoneware surface coverings in bathrooms. Synthetic surface coverings on the exposed wall of the kitchen area. (*Choice of floor tiles, stoneware and synthetic surface coverings available at no extra cost as per the customisation catalogue.)

EXTERIOR CARPENTRY AND GLAZING

Exterior joinery with high-performance PVC profiles finished in anthracite grey.

Sliding balcony doors in the living rooms of properties, and also in main bedrooms of ground floor properties, all recessed to be flush with the floor. Sliding windows in all other bedrooms. WC windows are tilt-and-turn with frosted glass. Windows are double glazed with air chamber and safety glass on balconies. Aluminium roller shutters finished in the same colour as the joinery and indoor thermal insulation in bedrooms and living rooms.

Utility area access door with PVC profiles and frosted safety glass with air chamber.

Armoured entry 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 exterior joinery; to interior, finished with the same finish as room doors.

Depending on the building design, terraces with parapet walls and light balustrades with safety glass.

INTERIOR FITTINGS AND GLAZING

Lacquered room doors with 210 cm-high panels, 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 units and shelves.

Depending on the property type, there is a shoe storage unit in the entrance hall, with hinged doors and lacquered finish to match the 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. High-quality, eco-efficient mixer taps with cold start. Electric towel rail in bathroom 1. Resin shower trays in different sizes with integral shower screen made with safety glass. High-quality recessed shower fittings with ceiling-mounted shower head in bathroom 1 and hand-held in bathroom 2. Toilets with concealed cisterns in all bathrooms.

Indoor plumbing with approved ceiling-hung tubing material.

Underfloor electric heating in bathrooms 1 and 2.

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

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). Interior installations with premium-quality mechanisms. TV sockets in living room, all bedrooms, porch and terrace. RJ45 data sockets in the living room and all bedrooms.

The interior of the development has infrastructure for the distribution of fibre optic broadband services.

IRONWORKS

Security grilles will be fitted on balconies and windows of ground-floor properties.

Depending on the property type, the utility areas will be enclosed with thermo-lacquered metallic slats in the same colour as the exterior joinery.

KITCHEN

Fully fitted with wall and base units, with wall units right up to the ceiling, self-closing drawers, extractor hood, pre-installation fittings for dishwasher, quartz worktops (Silestone, Compac or similar) with worktop sink and drainboard.

(*Choice of colours available for kitchen units and worktops at no extra cost as per the customisation catalogue.)

High-quality, eco-efficient, single-lever sink mixer tap with cold start.

Built-in lighting with LED strip under the wall units.

GALLERIES

A and D type properties have a utility area accessible from inside the property.

Enclosure will be parapet walls and thermo-lacquered steel slats in the same finish as the exterior joinery.

The interior finish of the walls will be in white cement mortar with lacquered finish and acrylic exterior masonry paint.

Installation fittings for a washing machine and/or dryer.

B and C type properties have a terrace cupboard.

Enclosure will be hinged PVC doors with slats in the same finish as the exterior joinery.

AIR CONDITIONING SYSTEM

Ducted pre-installed air-conditioning (cold/hot). The outdoor air-conditioning unit is located on a technical platform next to the communal stairs, with access for maintenance. The indoor unit is located in the suspended ceiling of bathroom 2.

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. 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.

Wi-Fi router installation with the option of taking out a contract with a local provider.

Communal Wi-Fi network with Internet access in the communal solarium of the development.

PRIVATE GARDENS

Ground-floor private gardens have an area with anti-slip paving in different dimensions depending on the property type and the remaining space will have artificial grass for reduced maintenance.

Enclosures consist of a masonry wall and metal railings, made from thermo-lacquered steel in a similar colour to the exterior joinery.

Cypress hedge around the perimeter with programmable watering system and tap. There is also a TV point.

Ground-floor properties come with a terrace awning included.

STAIRS AND GATES

The building has two stairwells and a lift providing access between the basement parking and the communal solarium located on the roof and all the other floors of the development.

The lifts have low-consumption electric motors, automatic doors, telephone connection, LED lighting and 6-person cabins.

High-quality anti-slip porcelain stoneware floor tiles and communal staircase enclosures with thermo-lacquered steel slats in the same finish as the exterior joinery.

PARKING

All properties have a parking space and storage room in one of the two basement floors in the building.

The basement parking has a two-way ramp for vehicle access, with a motorised remote-controlled door. There is also access from the different floors inside the building via the lift and the stairs.

Basement parking will include provision for installation channels for future electric vehicle charge points with individual meters in accordance with current regulations.

There is bicycle parking in the basement.

The enclosure of the basement is built with reinforced concrete walls and waterproofing. The internal flooring is finished with floated concrete. The storerooms, bicycle storage rooms 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.

SOLARIUM

The communal solarium of the development is located on the roof of the building. Access is via two sets of lifts that provide access between all the floors of the development. It can also be accessed via one of the stairwells.

The flooring is imitation wood anti-slip porcelain stoneware tiles and artificial grass, as per design. The area includes carefully designed lighting and stocked masonry planters throughout. The solarium balustrades are parapet walls and clear glass so as to provide uninterrupted sea views.

There is also an accessible WC next to the pool.

The communal solarium has different leisure and relaxation areas on two levels:

- Pool area:

There is a swimming pool area on two levels, with showers, loungers and a large reinforced concrete pergola. There are stocked planters and lighting and a glass balustrade around the perimeter on the higher level and a glass balustrade on masonry parapet walls on the lower level.

It includes an infinity pool of approximately 74 m², 16 m length x 5 m average width (except in the curved areas), gresite finish and large format Perspex wall. Integrated into the pool is a shallow area with three water beds with sea views.

Includes interior lighting.

Next to the pool is a heated Jacuzzi with underwater lighting, 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.

- Chill-out areas:

Next to the pool is a chill-out area with semicircular masonry seating covered with white cement mortar and imitation wood ceramic material with cushions for relaxation. In the centre is a bioethanol patio heater.

There are also two seating areas with sofas, lighting and stocked planters.

- Dining area:

On the south side of the solarium, complete with sea views, is an area with a barbecue, worktop bench and sink. It includes tables and chairs and also two textile sails to provide shade.

URBANISATION

Perimeter enclosure with brick wall and metalwork. Includes two pedestrian access points from Calle Pleamar, with video intercom.

The development has a small interior patio on the ground floor with pathways to the stairwells, green areas and two ground-floor bicycle parking areas.

The swimming pool and other leisure areas are located in the communal solarium on the roof of the building, both are described in the solarium section.

PROPERTY CUSTOMISATION

*Choice of the following finishes at no extra cost as per the Customisation Catalogue within the specified dates:

- Wall tiling and flooring: Closed
- Wood joinery: Closed
- Kitchen units: Closed
- Worktops: 15/11/23
- Paintwork: 05/12/23

**All properties have a 10-year warranty insurance covering damage to basic structures in accordance with [Spanish] Building Regulations Act 38/99 dated 5 November [Ordenación de la Edificación - LOE]. The technical team may replace any of the above-mentioned materials with others of similar or superior quality.

BUILDING SPECIFICATIONS WITH DATE:

07/05/2025

AGUA CALIENTE SANITARIA

Domestic Hot Water (DHW) is provided via the compact aerothermal unit, which heats water in a hot water tank: additional heating is provided by an electric immersion heater (190l). This offers energy savings compared to traditional electric water heaters.

190-litre hot water storage tank located in the utility area or in the cupboard on the terrace, depending on the property type.

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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