



AIRE RESIDENCIAL

Costa Blanca Sur / Orihuela Costa
(Alicante)

QUALITY REPORT

GROUNDING WORKS

Foundations built with cross-braced footings and suspended floor with chamber to insulate properties from the ground in blocks without a basement (Block 2). Cross-braced footings and composite floor slab in blocks with basement parking (Blocks 1 and 3). 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

Combined structure of reinforced concrete columns and metal elements, waffle slabs on the floors and solid slabs in corridors and stairways. Each block will be provided with a separate earthing system.

ROOFING

The roof is of the flat, trafficable type on solariums with necessary slopes, thermal/acoustic insulation using extruded polystyrene panels, waterproofing using laminated asphalt and finished in stoneware weatherproof tile flooring. Spaces are planned to be finished with gravel to provide locations for air conditioning exterior units and solar panels to support the domestic hot water circuit.

FAÇADE

The façade has novel elements, with projecting terraces facing different directions, topped with glass balustrades. The recessed exterior walls of the main façade are formed of a base of white cement mortar render with acrylic paint suitable for exteriors in the same colour and ceramic cladding in a wood colour in areas between windows. The fronts of the side parapet walls and terrace roofs will be rendered and painted with grey paint. The ground floor is finished in white cement mortar and paint of the same colour as the rest of the façades.

Façade walls are double partition walls, with interior laminated plasterboard mounted on galvanized steel profiles, central chamber with rock wool thermal insulation and exterior triple hollow brick wall 11 cm-thick with white cement mortar finish or ceramic cladding.

Depending on the property type, some of the terraces will have planters with programmed drip watering systems planted with a range of different plants.

BRICKWORK AND INSULATION

Separating walls between dwellings are double partition laminated plasterboard on galvanised steel profiles with rock wool soundproofing, and a ½ foot thick intermediate ceramic brick wall or galvanised steel panels, as appropriate.

The internal partition walls in each property are also constructed with laminated plasterboard on galvanized steel profiles

and rock wool soundproofing in their interior.

Floors between properties are impact-soundproofed. In addition, the ground floor has thermal and sound insulation in accordance with statutory CTE Technical Building Code specifications.

INTERIOR WALL PAINTWORK

Smooth acrylic paint on laminated plasterboard (*choice of colours available at no extra cost as per the customisation catalogue).

Suspended ceilings throughout made of laminated plasterboard, inspection panels in the bathroom (main or secondary, depending on the property type) for air-conditioning installation and maintenance.

The ceilings are finished with smooth white acrylic paint.

EXTERIOR FLOOR AND WALL TILING

Anti-slip stoneware tiles on porches, terraces and solariums.

INTERIOR FLOOR AND WALL TILING

Premium quality porcelain stoneware floor tiles throughout the property.

Premium quality stoneware wall tiles in kitchens, in the worktop area. In bathrooms, the shower area, toilet and washbasin wall will be tiled floor to ceiling (*no extra cost options as per the customisation catalogue). The other walls will be painted with smooth acrylic paint in the same colour as the rest of the property.

EXTERIOR CARPENTRY AND GLAZING

Exterior joinery with PVC profiles. Balcony doors in living room (sliding door dimensions of variable width x 2.20 m height). Double glazing with air chamber in balcony doors and windows. Aluminium roller shutters with thermal insulation achieved through injected polyurethane, finished in the same colour as the rest of the joinery.

Terrace parapets finished in the same material as the façade, with light balustrade trim elements with safety glass and metal profiles.

INTERIOR FITTINGS AND GLAZING

Armoured front door to property, outer leaf with hydrolacquered aluminium sheet finish different to the inner leaf, the latter in same finish as room doors, with structure and frame in steel, blocking mechanism, double security lock, anti-leverage hinges and peep-hole.

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

Frosted double-glazed utility area access door in white.

Built-in wardrobes, interiors lined in textile-finish melamine with sliding doors, and drawer unit, upper storage shelf and hanging rail.

PLUMBING

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

Bathrooms with:

- Resin shower trays with integral shower screen.
- Concealed cisterns in all bathrooms.
- Premium quality brassware and sanitary appliances.
- Washbasin vanity unit in main bathroom, semi-pedestal washbasin in second bathroom, both with mirror and halogen lights.
- Premium quality mixer tap.

Domestic hot water is produced using thermal solar energy compliant with current regulations, from solar panels on the roof. 100-litre electric water heater in two-bedroom properties, and 120-litre in three-bedroom properties as backup for the installation located in utility areas or in the kitchens of types B and D that do not have a utility area. Ventilation throughout the property, including kitchen and bathrooms, via forced extraction ducts.

Water tap on solariums and in gardens.

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. Electrical power outlet in bathrooms for electric towel rail.

TV sockets in living room, 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.

Outdoor perimeter lighting on ground floors.

IRONWORKS

Security grilles on ground floor windows and balcony doors, and on the other floors where access is possible from the communal corridor.

KITCHEN

Fully fitted with base and wall cabinets, extractor hood, pre-installation fittings for dishwasher, stainless steel single-bowl sink and drainer, quartz or Silestone worktop with overhang towards the living room making a breakfast bar (*choice of colours available for kitchen units and worktops at no extra cost as per the customisation catalogue).

Property types B and D will not have a breakfast bar.

GALLERIES

Enclosure with lacquered metallic slats in the same colour as the window joinery. Walls finished in white cement render. Utility areas will have domestic hot water cylinders and pre-installation connections for washer/dryer. Plug socket and water inlet.

Property types B and D will not have a utility area (the boiler and pre-installation fitting for dishwasher are located in the kitchen).

AIR CONDITIONING SYSTEM

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

TELECOMMUNICATIONS

Installation of TV reception equipment offering free-to-air television in the followi. Wi-Fi router installation. It is also possible to receive Belgian TV channels (in Flemish) with an individual set-top box brought from Belgium.

The installation also provides the option of receiving a selection of TV channels in Scandinavian and English with subscription.

GROUND FLOOR PROPERTIES

Garden enclosures with masonry walls and mesh fencing, gated access from communal areas.

Depending on their location they may be fully paved and/or have artificial grass finish.

Cypress hedge along perimeters to communal areas and neighbouring properties, with automatic drip watering system.

STAIRS AND GATES

The buildings have external lifts, in some cases with double entrance, providing access between the ground floor and every upper floor, and the basement. 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 enclosure of the staircases and external passageways giving access to the properties will combine low brick walls with the same finish as the façades.

The development will be accessible for persons with reduced mobility.

PARKING

The complex has parking areas, storerooms and utilities rooms in the basements.

All properties have one parking space that will be located in the basement beneath block 1 or block 3. Block 2 will access the basement beneath block 1 by means of a lift or stairway incorporated into the development.

The car park has a ramp for vehicle traffic, with an automatic, remote-controlled garage door and easy pedestrian access via a lift or stairs from the various floors of properties (depending on the block).

The garage enclosure consists of a waterproof, reinforced concrete wall and a concrete floated floor.

It is fitted with all fire safety measures as required by current legislation.

PRIVATE SOLARIUM

Properties located on the third floor have a private solarium on the roof with direct access from the inside of the property via a private stairway.

Solarium access in blocks 1 and 2 is via a stairwell, and in block 3 via an automated folding roof (types A3, E3d, E3e, G3d, G3e and G3f).

The solariums contain:

- Barbecue.
- Shower with hot and cold water.
- Power socket, TV point and lighting.

URBANISATION

Fully enclosed with perimeter wall and mesh fencing. The complex will have two pedestrian entrances, one in Calle Argentina and the other in Calle Nicaragua, both with access via automatic intercom.

The development has wide pedestrian walkways linking all the blocks with the various communal areas. These walkways are finished in paving stones, flanked by green areas with a wide variety of plants and with pre-installed drip irrigation as needed. The entire development also has street lighting and furniture and the use of ramp accesses to eliminate architectural barriers.

It will include:

- 2 petanque courts in different areas.
- A square, benches, water fountain and green landscaped areas.
- Bicycle parking stations at various points around the development.
- Communal Wi-Fi network with Internet access in the central area of the development.

There are approximately 3,300 m2 of communal areas distributed between access pathways, green areas and a square opposite the main entrance in Calle Argentina.

POOL

Swimming pool area measuring approximately 970 m2, on two levels, with natural lawn, showers, landscaping and lighting, with direct access from the communal areas and fully enclosed by a wall and mesh fencing.

It will include:

- An adult pool with a water surface area of 160 m2, gresite lining and underwater lighting. It will have masonry steps providing access for persons with reduced mobility, and metal ladders.
- A children's pool with a water surface area of 20 m2, gresite lining and underwater lighting.
- A heated whirlpool 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.
- Solarium areas between the pools and upper swimming pool area.

PROPERTY CUSTOMISATION

(*) Choice of the following finishes at no extra cost according to the Custom Catalogue, within the specified dates:

- Wall tiling and flooring: 30/06/2022
- Wood joinery: 30/08/2022
- Kitchen units: 30/08/2022
- Worktops: 30/08/2022
- Paintwork: 30/08/2022

**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]. The technical team may replace any of the above-mentioned materials with others of similar or superior quality.

BUILDING SPECIFICATIONS WITH DATE:

23/02/22

NOTA INFORMATIVA



The translation of this document is a courtesy translation. The draft 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.



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