

EUROMARINA SEACOAST RESIDENTIAL



DESCRIPTION:

Residential consisting of 54 apartments in 1 block of flats. There are 9 apartments per floor. It will be a private residential, gated, with green areas, swimming pools and subterranean parking.

LOCATION: The residential is located in Arenales del Sol between calle Islas Canarias and avenida San Bartolomé de Tirajana, an area close to all amenities and at first line of the sea coast. Distance to Alicante airport: 8km.

TYPOLOGIES: In the residential there will be several types of apartments on the same floor (apartments with garden, terrace or solarium).

BUILDING FEATURES:

BUILDING STUDY: Realization of a geotechnical study to determine the resistance of the terrain and to proceed to the calculation of the structure of the properties.

10 YEARS WARRANTY: Insurance policy from first Order Company to insure the structure of the properties for a period of 10 years.

STRUCTURE: Reinforced concrete columns, concrete beams and small beams.

ROOFING: According to the design, finished with natural thermal insulation, waterproof and finished with ceramic layer of 1st quality with a skirting board of the same material.

CONCRETE CANTILEVER: Optimizes the sun position* of the property to adapt to the necessities of a bioclimatic property.

PROPERTY FEATURES

Masonry and insulation

Thermal acoustic covering on exterior walls with air chamber rockwool and bricks.

Covering

Exterior/Facade

- External covering finished with porcelain and/or monocapa according to the design.

Interior

- Smooth finish with plastic paint (premium quality), in the interior.
- Plaster/Pladur false ceiling in the public areas of the house with plaster profiles for LED lights preinstallation.

Flooring and tiling

- Extra polished porcelain floor tiles 60x60 in cream colour.
- Bathroom tiling. SALONI Great Design Collection 2014 shown in our Head offices and in our show houses.

Plumbing and bathroom fittings

- Plumbing in polypropylene pipes for hot and cold water. PVC to sewage.
- Bathroom fittings in white porcelain, built-in flush tank Kombifix and Geberit flush button.



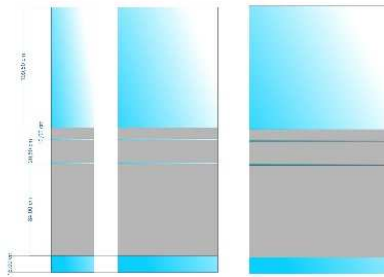
- Vanity unit (other options, as for instance cabinets on top, are considered an extra).
- Shower screen.
- Plumbing in propylene pipes with diameters according to the norm and individual control taps in each humidity zone and equipment.
- Bathroom taps form 1st brand (ecological taps) with flow reducer (optimizing the water savings).
- Incorporated rain-effect shower (big diameter) + manual shower.



- DOMESTIC HOT WATER: supplied through a cutting-edge renewable energy systems (aero thermal energy) using a compact heating pump with a high energy efficiency (COP 4), which allows to use a minimum part of electric energy to heat the water.
- Decorative vinyl in bathroom

VINILO ESTANDAR CHORRO DE ARENA

39 x 241cm 91 x 241cm 125 x 241cm



Kitchen

- Built in stainless steel sink under worktop.
- Kitchen design Expo 2014 luxe with SILESTONE kitchen worktop (Silestone is anti bacterial, anti stains and resistant to scratches). Colour: White Storm.



Carpentry

- Door height 210 cm
- Security front door with spy hole
- “Climalit” or similar double glazing for maximum thermal and acoustic isolation.
- Exterior carpentry: PVC graphite colour.
- Fully fitted wardrobes.

Electrical installations

- According to electrical regulations of low tension. Electrical cables with protection free of halogens.
- Electrical installation with mechanisms and plugs brand “Simon” or similar.

- Air conditioning pre installation by conducts.
- TV and telephone points according to plan.
- Under-floor heating in bathrooms.

URBANIZATION

Residential with 54 properties. Nine of them count with private garden and other 9 with private solaria. The rest have wide terraces with sea views.

It will be a private residential, gated, with green areas, swimming pools and parking spaces.

Almost 5,000 m² plot, gated, with 2 accesses.

Swimming pool with a 144 m² water sheet surrounded by a wooden-effect covering.

Garden areas with pedestrian walkways leading from the front gate (south-east area) to the apartments located in the south part of the plot. This walkway will be adapted to the natural unevenness of the land.

Multi sportive and leisure area, it's surrounded by native plants in harmony with the typical flora of the area.

Under-build, with private parking spaces and storages.

Solarium: finished with stoneware tiles according design, water and electricity connections and a storage for the aero thermal engine and the washing machine according to the apartment model.

***Sun positioning:** The secret of the cantilever is that it lets the sun radials come through and heat the property in winter, as the sun is much lower positioned than in summer months.

In those summer months, the sun is much higher and the beams are more straight and vertical and the cantilever will prevent that the beams enter into the property.

NOTE:

1. The Company reserves the right to introduce modifications that it considers appropriate.
2. In "Euromarina Sea coast" all the details and changes differing from the standard model will have an extra cost of 1.500,00€
3. Extra Works requested out of the deadline, should be approved by the technical department.

Rojales, 11/12/15