

Building Specifications/ Memoria de Calidades = Villa Panorama Altea Hills AH488

1. Method of Construction:

- A. **General** : Includes 10 year liability insurance against structural damage. The structural calculation is based on a preliminary geotechnical study of the land. This involves obtaining information and samples of the soil and rock in order to design the earthworks and foundations for the proposed structure. We investigate both the surface and the sub-surface of the site drilling deep down on several points. The Quality Control of the construction is carried out by an approved testing laboratory.
- B. **Foundation**: Foundation applied according to the normativa and specifications of EHE Spain with the use of rebar gridwork and concrete.
- C. **Structure**: Structure of reinforced concrete. (according to the project and EHE) When walls are underground; poured reinforced concrete and iron, on the outside 2 layers of anti humidity paint, plastic sheet membrane approximately 60 mm thick and gravel with drainage system. Closing of the reinforced concrete structure with bricks. Application of a glass fiber netting where the concrete meets brickwork. Walls are insulated by air chambers and thermal insulation of minimum 8 cm material extruded polystyrene (XPS) both with thermal and acoustic insulation in floors and walls.
- D. **Roof**: Flat roof made in a slope towards the drainage tubing, waterproofed with EPDM (2x) and finished according to project.
- E. **Plumbing/Red Saneamiento**: Installation of polyethylene pipes. Sewage and drains made from PVC collectors
- F. **Boundary walls**: Exterior enclosure of the perimeter of the plot using poured concrete or concrete block stone walls in combination with metal fencing. The walls are rendered to match the rest of the house.

2. Facade Surfacing

- A. **Exterior Walls**: Facades of the house coated with a dirt repelling monocapa product for low maintenance and natural stone as per the project.
- B. **Interior Walls**: Inside walls finished with paint. Natural Stone interior walls according to project.
- C. **Interior Ceiling**: False Ceilings throughout finished with 3 layers of paint.

3. Floors and Tiling

- A. **Exterior Floor Tiling**: Terraces non-slip porcelain Grade C3 tiling (brand Saloni or similar)
- B. **Interior Floor Tiling**: Porcelain tiles throughout (brand Saloni or similar)

4. Exterior Carpentry

- A. **Entrance Gates and Door**: Metallic motorised entrance gate with remote control for vehicle access. Pedestrian entrance gate with safety and anti-lever hinges. Metallic with horizontal slats. Colour choice of white, black, grey (Gloss matt) Main entrance door Aluminium or tropical wooden security door with security lock (IROKO)
- B. **Windows**: High performance double glazing with sunguard and thermal break, brand Technal or similar colour Pal 7016

5. Interior Carpentry:

- A Doors: Floor to ceiling door in DM. White
- B Wardrobes: Custom made in all rooms. Fully fitted inside with shelves, drawers and metal clothes rail. Finished to your choice in DM
- C Balustrading with stainless steel frame/joints inside and outside the property as per the project.

6. Kitchen

Custom made kitchen with large central island in main house. Choice of finishes for both doors and worksurface

- A **Appliances:** All Appliances SIEMENS to include:
Oven, Microwave, Dishwasher, Fridge/freezer, Elica Tesla Hob with integrated extractor.
- B Bodega feature in kitchen

7. Atrium

- A. Double height ceiling with curved glass façade.

8. Lounge

- A. Fire place dividing the lounge and dining area as per project.

9. Bathrooms

- A. Vanity units/shelves different options available with corian worktop.
- B. Calacatta finish in bathrooms (Walls)
- C. Wall mounted taps in stainless steel or black as chosen by the client.
- D. Washbasins white porcelain, different options available to include 2 free standing sinks in the Master bathroom
- E. Wall hung toilets – White porcelain Roca or similar
- F. Integrated showers – Chrome or black as chosen by the client
- G. Shower screens with tempered security glass.

10. Installations:

- A Mains according to project, with mechanisms and connection points/switches from Bticino or Niessen.
Connections for telephone and television in all bedrooms and lounge.
- B Video intercom installation
- C Alternative Heat System (for hot water supply) Hot water by Aerothermic boiler system (ariston NUOS)
- D Lighting
 - a) Interior: LED spots throughout. LED spotlights in bathrooms and kitchen
 - b) Exterior: LED wall mounted lighting according to project. Up or downlighters.
 - c) Swimming pool: Led lighting according to project

11. Air Conditioning and Heating

- A Installation of air conditioning ducts, hot and cold, throughout the house. (LG or similar) Each room individually controlled by separate thermostats.
- B Under floor heating throughout Water/Air System.

12. Infinity Swimming Pool

- A Swimming pool according to project (size & shape) with integrated stairs and lights + outside shower.
- B Technical area to be installed according project which includes pool pump , filter and all installations required by the normativa.

13. Landscaping and additional external spaces.

- A Standard landscaping + automatic irrigation system. Use of volcanic stones, gravel or white decorative pebbles and artificial grass (according to project)
- B Driveway of compressed concrete or similar (according to project)

14. Elevator

4 People private elevator Brand Schneider or similar.

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