

ABA PHIV - C

CONSTRUCTION FEATURES

TOURIST APARTMENTS, PARCEL AB2B* ZONE C - 23 VILLAS

Ordered by: Abama Residencial y Turística, S.L.
Location: URB. ABAMA (SUB-Ámbito 1), Carretera TF-47, Km 9, ABAMA
Municipality: Guía de Isora
Architects: Virgilio Gutiérrez Herreros and Eustaquio Martínez García

CONSTRUCTION FEATURES

VILLAS

Structure

Cyclopean concrete under foundation.

Foundations with insulated reinforced concrete strip footings.

Reinforced concrete walls/wicket walls for containment and formation of underground levels and for visible bush hammered walls.

Reinforced concrete framing/slabs supported by reinforced concrete columns, metal supports and reinforced concrete walls/screens.

Reinforced concrete slabs on interior staircases and reinforced waterproof concrete slabs on external staircases.

Cyclopean concrete retaining walls and basalt stone masonry at the boundaries of the plots, with bush hammered reinforced concrete walls, as required.

Roofs

Villas:

Partially landscaped finish with special system that includes thermal insulation, slope formation, waterproofing with root protection, drainage, substrates suitable for the type of plants and drip irrigation.

Finished with thermal insulation, slope formation, waterproofing and heavy gravel/stone finish.

Solarium:

Non-slip porcelain tile flooring on reinforced concrete slabs/slabs with waterproofing on the floors below ground level.

Walls

25 cm thick hollow vibrated concrete block, with double chamber, special mortar cladding on the outside, thermal insulation, and finished on the inside with painted drywall.

On below-ground levels, reinforced concrete dividing walls with special waterproofing, protection and drainage using stones and gravel on the extrados.

Interior partition walls

25 cm thick, hollow vibrated concrete block, with double chamber, special mortar cladding on both sides, thermal insulation, and finished on the inside with painted drywall.

Thermally insulated and painted drywall on the rest of the interior walls.

In bathrooms, interior partition walls made of a mixed system of galvanized sections and plastic resin sheets for a continuous finished surface.

Dropped ceilings

Painted drywall on all dropped ceilings. Includes trap doors with industrialised and commercialised mechanism.

Cladding on exterior facades

Mortar cladding that is evened with cement mortar and painted.

Bush-hammered visible concrete, with special colourless matte protection on the fronts of certain below-ground levels.

Interior cladding: walls and ceilings

Paint finish on the surfaces of all interior walls and ceilings.

Sealed synthetic resin panels on interior surfaces in wet zones.

Paint finish on dropped ceilings.

Visible concretes in garages and utility spaces.

Outdoor pavement

Basalt paving stone over reinforced concrete base on roads and pedestrian walkways.

Marble treads with non-slip treatment forming the steps on all staircases.

Non-slip porcelain paving stones on outdoor patios.

Indoor flooring

Porcelain tile flooring throughout villa interiors.

Polished concrete in utility areas.

Exterior metalwork and joinery

Anodized aluminium with special matte finish that meets technical building code, with thermal break, double glazing and air chamber.

Wood treated with colourless matte pore filler on all entry doors.

Wood with colourless matte pore filler on vertical privacy slats

Wood with colourless matte pore filler on underground entrance gates to the villas and on the fronts of the installation rooms facing the street.

All metalwork and joinery includes Wilka, Hoppe or similar fittings.

Automatic garage door with clear matte wood finish, pore filler treatment and remote-control operation.

Laminated safety glass banisters with special recessed section.

Interior metalwork and joinery

Interior doors made of MD water-repellent lacquered wood.

MD water-repellent lacquered wood on inspection grates.

Handrails and side enclosures of staircases made of wood with pore filler.

Wood with pore filler on the fronts and doors of utility.

Commercial brand wardrobe doors and interiors.

Tempered glass and stainless steel fittings of the highest quality on shower enclosures.

All metalwork and joinery includes Wilka, Hoppe or similar fittings.

Bathroom fixtures

ROCA brand wall-hung toilets, Meridian or similar, with concealed tank.

Synthetic resin shower trays and sinks.

ROCA brand faucets - Thesis or similar on sinks and Hansgrohe or similar in showers.

Loft kitchens

Kitchens built with brand name cabinetry and a full suite of appliances.

Utilities

Electrical wiring with high level of electrification and Light. Tech mechanisms by Bticino brand or similar.

Telecommunication wiring with fibre optics from the street to the villa and from the main rack to the TV and Internet jacks, UHF and satellite antennas, and Bticino brand full colour video door entry system, Sfera model or similar.

Basic home automation installation.

Heating and air conditioning system with independent Samsung type appliances or similar in each bedroom and in the living/dining room and outdoor unit with simultaneous system for the production and storage of hot water.

Security installation with dual technology volumetric detectors, magnetic detectors in the main entrance door, and control panel connected to central receiver with smartphone communications.

Plumbing installation with Terrain brand PB polybutylene pipes or similar; hot water installation with



VILLAS DEL TENIS

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controlled return from each wet room and basic production with solar panels and aerothermal heat pump (part of the air conditioning system).

Sanitation system with separate sewage and lines using Terrain pipes or similar.

Swimming pool

Swimming pool with waterproof reinforced concrete structure finished with special sealant and basalt tiles, including auxiliary stairs.

Pool operation equipment under the pool structure including regulator tank, filter, pump and automatic chlorination equipment. The reserve water tank, hydro compressor, domestic hot water storage tank and the irrigation programmer are also located in this room.

Landscaping

Partially landscaped roofs with ground cover and hanging plants.

Landscaping around the perimeters of each villa with palm trees, shrubs, vines and hanging plants.

Species that are best suited to local conditions will be used, considering the need for care and maintenance, seasonal behaviour, flowering patterns and colours.

Gardens finished with black volcanic picón and black basalt pebbles.

Light metal fences for training climbing vines around each homesite.

As an extension of the landscaping itself, the concept of the outdoor lighting is characterised by the functionality of the spaces and the predominance of the faintest and most diffuse points of light accentuating certain areas (species of a significant size, certain groups of plants, vines and flowers), underscoring the contrast of areas and intentions in a consistent way with the whole.

Irrigation system with automatic programming, weather station, low density polybutylene pipes and dripper networks.

EXTERIOR FEATURES

Cyclopean concrete retaining walls and basalt stone masonry around each homesite and around the perimeter of the complex, combined with reinforced bush hammered concrete walls where necessary.

Concrete surfaces in a variety of textures combined with basalt stones for pavements.

Landscaping around the perimeter with palm trees, dense canopy trees, shrubs, vines and hanging plants.

Layout of the utility and service lines for all 243 villas with centralised meters as needed: lines water, fire protection system, inground irrigation, low voltage electricity lines, telecommunications, common area lighting, rainwater collection, drainage and sewage network.

Maintenance rooms and racks for centralisation of installations.

Access control gate at the intersection with the roundabout and the Tennis Club.



VILLAS DEL TENIS

ABAMA RESORT TENERIFE

Santa Cruz de Tenerife, July 2018

Signed. Virgilio Gutiérrez Herreros and Eustaquio Martínez García, architects

***These construction features are subject to change at the architect's discretion and subject to product availability.**