



MASTER BUILDERS
SINCE 1972



OLIVA NOVA
Beach & Golf Resort
★★★★★

RESIDENCIAL HOYO 17

SPECIFICATIONS





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RESIDENCIAL HOYO 17

➤ FOUNDATION

Consisting of a ground slab of reinforced concrete, according to geotechnical study.

➤ STRUCTURE

Of reinforced concrete with pillars and rib structure, constructed on the site.

➤ EXTERIOR WALLS

The exterior walls are double. Outer part of walls is made of blocks type Termoarcilla, 14 cm thick, and plastered inside. The inner sheet is formed by a 70 mm metal structure with 60 mm mineral wool inner insulation and a 15 mm high-resistance gypsum panel (HABITO).

➤ INTERIOR PARTITIONS

Interior partitions are made up of a metal structure and a 15 mm high-resistance gypsum panel (HABITO) on each side, on a 70 mm metal structure with 60 mm mineral wool interior insulation.

➤ INCLINED DECORATIVE ROOFS

Covered with Arabic type roof tiles.

➤ THERMAL AND ACOUSTIC INSULATION

- On facades by means of an air chamber with mineral wool LW, with sufficient thickness and conductivity to obtain energy efficiency classification.
- Between the apartments the walls are made of blocks type Termoarcilla, 14 cm thick, and thermal-acoustic insulation of mineral wool on both sides, finished with a metal structure and a 15 mm high-resistance gypsum panel (HABITO).
- On floors, to protect against propagation of sound, reticulated polyethylene foil, and floating floor slab of cement mortar, 5 cm or 4 cm thick, according to floor slab.
- On the floor slab on the ground floor and on flat roof terraces, thermal insulation by means of high density extruded polystyrene panels.
- On windows with double glazing for thermal and sound insulation, consisting of two glass panes, divided by a sealed air chamber.
- On roof terraces with light-weight concrete with expanded clay, minimum thickness 5 cm.



➤ WATERPROOFING

- On roof terraces, open and covered terraces with asphalt sheets type LBM-40FP (4 kg/m²) with reinforcement of polyester.
- On inclined roof areas by a waterproof film, consisting of three layers of elastic acrylic paint.

➤ WALLS AND CEILINGS

- The ceilings of bathrooms, shower rooms or where required by the air conditioning installation, are finished as suspended ceilings of laminated gypsum panels on metal profiles, dismountable in certain areas for revision, where the interior air conditioning units are projected.
- Exterior vertical and horizontal surfaces will be parged with gunned, fibreglass-reinforced waterproof mortar plaster with rough texture and joints according to design. Finished with breathable plastified paint.
- Walls in bathrooms are finished with smooth plastic paint and ceramic tiles from PORCELANOSA GROUP according to design. The standard model of tiles is VELA Black of 31.6 x 90 cm, placed horizontally, in all bathrooms except the main bathroom of the three-bedroom apartments and the penthouses that has the standard model XLIGHT CODE COAL with whole pieces from floor to ceiling.
- Floor finish in garages with a layer of cement mortar, finished with paint.

- Formation of curtain blinds on glass doors and windows. Formation of covings on the suspended ceilings in the living-rooms for a future illumination with LED-strips (not included).

➤ INTERIOR FLOOR COVERING

- Ceramic floor from PORCELANOSA GROUP of the series VELA, model NATURAL of 59,6 X 59,6 cm in all apartments except in the penthouses that have the format 100 x 100 cm.

➤ EXTERIOR FLOOR COVERING

- On open terraces and covered terraces anti-skid floor covering from PORCELANOSA GROUP of the series VELA, model NATURAL of 59,6 X 59,6 cm in all apartments except in the penthouses that have the format 100 x 100 cm. On the open terraces of first floor and solarium laying tiles will be horizontal, raised on level supports and with open joint. The rest of the tiles will be laid with grip paste on slopes.
- Thresholds, rain gutters and wall covers with synthetic resin parts

➤ EXTERIOR CARPENTRY ELEMENTS

- Windows and doors with PVC profiles of SCHÜCO brand in anthracite colour on the outside and white on the inside. The opening will be tilt-and-turn or sliding according to design in plans.
- Installation of motorised aluminium roller blinds in anthracite colour on both sides on doors and windows in the living-dining room and in the bedrooms.



➤ INTERIOR CARPENTRY ELEMENTS

- Passing doors of solid chipboard, DM type, water-resistant, with horizontal grooves, lacquer finish in white colour.
- Wardrobes with folding or sliding doors, according to plans, lined on the inside with laminate in wood imitation. Interior layout with drawers in the lower part, partition for the formation of an upper compartment and clothes rail.
- Entrance door to the apartment with reinforced leaf, peephole, panel of solid chipboard, DM type, water-resistant, lacquered on the inside in white colour and on the outside in a light wood colour.

➤ SANITARY INSTALLATIONS, SANITARY OBJECTS AND BATHROOM FITTINGS

- Cold and hot water net with high density reticulated polyethylene pipes.
- Sewage pipes of PVC.
- The hot water system is projected with the installation of aerothermical water heaters with heat pump.
- Sanitary objects of the brand Noken by Porcelanosa, series Hotels. Wash basins of model Slender Borde Fino Circular and toilets of model Acro Compact Suspended Rimless 49 cm, the latter with recessed cistern.
- Baths with hydro-massage water and air system in the master bathroom of penthouses, Porcelanosa brand, model Minimal Duo 190x120.

- Prefabricated shower trays by Porcelanosa, model SLATE MINERAL STONE in white colour in the bathrooms, according to plans.
- Single-lever mixer taps of the make Noken by Porcelanosa, series Hotels in the bathrooms.
- Accessories of the Noken by Porcelanosa brand, series Hotels.
- Shower screen in the bathroom of the master bedroom.
- Bathroom furniture of the brand Verrochio in the bathroom of the master bedroom.

➤ KITCHENS

- German-made kitchen furniture from the ROTPUNKT brand, model ZEROX MX or ZEROX HL, finished in matt or gloss lacquer with laser edge of the same color, without handle, with fully removable drawers and drawers with damping, doors with soft closing, adjustable shelves and many other details for greater comfort and durability, in the 1, 2 and 3 bedroom apartments, and the POWER MX or POWER HL model in penthouses.
- Single-lever mixer Arquitect of the brand Noken by Porcelanosa.
- Ceramic hob with four hotplates and electric recessed oven of the BOSCH brand.
- Stainless steel hood of the Thermex brand. In penthouses electrical household appliances of the Miele brand.
- Stainless steel sink, fitted under the worktop
- Worktop on the base kitchen furniture units of Silestone in Blanco Zeus or in similar quality.



➤ ELECTRICAL INSTALLATIONS

- Electrical mechanisms model Simon series 82 Detail.
- Supply lines, expert opinion of the Delegation of the Ministry of Industry and contracting with the supply companies for water and electricity (9.2 kW in 1, 2 and 3 bedroom apartments and 17.32 kW in penthouses).

➤ AIR CONDITIONING AND AIR EXHAUST INSTALLATION

- Zoned air conditioning installation by means of conducts and diffusion grilles, with exterior units located on the communal roof terrace of the building and individual interior fan-coils in each apartment, hidden over the suspended gypsum ceilings in bathrooms and kitchens.
- Air exhaust system for ventilation of the apartments, consisting of exhaust units with grilles, installed in bathrooms, shower rooms and kitchens, conduct and extractor installed in wet rooms.

➤ TV, TELEPHONE AND ALARM INSTALLATION

- Communal installation for a TV-antenna according to regulations.
- TV connections in the living room, bedrooms and kitchen.
- Telephone connections in the living room, bedrooms and kitchen.
- Pre-installation for an alarm system.
- Fire detection installation in the kitchen.

- Electronic video door phone for opening the door to the staircase and the access door to the urbanisation.

➤ LIFTS

With capacity for 8 persons, stop on all floors and automatic doors.

➤ OUTDOOR SWIMMING POOLS AND SPAS

- Private pool in each of the penthouses is 5.3 x 2.3 m and 1.40 m deep with ASTRAL-POOL heat pump and a manual cover.
- HydroMassage Spa in each of the penthouses, AstralPool SELECT 70 model, water only, with LED spotlight lighting and a cover.

➤ COMMUNAL AREAS

• Urbanisation:

- Underground sewage system.
- General supply line for electricity to the central connection point of the building.
- General supply line for drinking water to the central connection point of the building.
- General telecommunications net to the connection box inside the building.
- Street lighting in the communal areas.



- Connection to the general digital terrestrial TV-net.
- Community video surveillance installation.
- **Gardening:**
 - Natural stone walls at the edge of the golf course, with metal fence on top.
 - Fillings and garden earth.
 - Footpaths with floor covering and access for vehicles.
 - Terrace around the swimming pool, with anti-skid floor covering.
 - Landscaping with Florida grass, plants and jasmin hedges.
 - Automatic subterranean watering system with sprinklers and drip watering system for the hedges.
 - Pedestrians' access door to the urbanisation.
 - Motorised sliding door for vehicles at the access to the urbanisation.
 - Central mailboxes.

- **Communal swimming pool:**

- 2 exterior swimming pools, one for adults with constant water depth 1.30 m and another one for children, 0.30 m water depth, according to plans. Communal showers.

- **Garages and storage rooms:**

- The garages are in a semi-basement, closed to the outside. Each apartment has a storage room in the basement with a power outlet fed from the apartment box. Pre-installation of tube for future installation of electric car charger.

➤ **COSTS INCLUDED**

- Fees for Architects and Technical Architects
- Building licence
- Decennial insurance
- Increment-value tax
- Contracting for water and electricity (9.2 kW in 1, 2 and 3 bedroom apartments and 17.32 kW in penthouses).



➤ NOTES

Once the structure of each floor of the building is completed, no changes can be made to the interior of the apartments. All finishing materials must be selected by that time, otherwise they will be selected by Construcciones Hispano Germanas, S.A.U. and cannot be changed later.

Construcciones Hispano Germanas, S.A.U. reserves the right to make changes for technical, commercial, supply, etc. reasons, provided that these do not mean any decrease in quality. This document has no contractual validity and is only valid for informational purposes.

The materials, elements, procedures and specifications described in this document are indicative and subject to modification by technical requirements of the Optional Management of the construction works and the regulations in force, guaranteeing in any case the maintenance of the general level of quality of the building and the apartments.

➤ DATE OF COMPLETION:

24 November 2021



PROMOTES



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IN THE UNIQUE ENVIROMENT



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