



FONT DEL LLOP

VILLAGE

Life Begins

**TOWNHOUSES
ALMANZOR**

**BUILDING
SPECIFICATIONS**



FOUNDATIONS

The foundations are made of a reinforced concrete slab system in accordance with the geotechnical study carried out.

STRUCTURE

Basement structure with reinforced concrete walls.

Structure using reinforced concrete pillars and beams and waffle slabs with a non-recoverable cassette.

All the metal reinforcements of the structure are joined and in turn connected to an earth ring that diverts any possible loads away from the dwelling.

Ground floor slab separated from the ground that provides excellent thermal insulation in those homes that do NOT have a basement.

ROOF

Thermal-acoustic insulation with extruded polystyrene panels and waterproofing with asphalt sheeting. The roof is private and can be walked on, finished with non-slip C3 ceramic tile flooring.

There is a technical area on the roof for the installation of antennas and external air conditioning units.

FAÇADE

All the façade cladding is made using a double layer of ceramic bricks with a ventilated chamber, thermal and acoustic insulation, which is finished off with a white monocouche waterproof render.

Natural stone and single-piece aluminium roof drip edge flashing will also be used for the different finishes, which are easy to clean and are highly resistant to harsh weather conditions.

THERMAL AND ACOUSTIC INSULATION



Thermal and acoustic insulation in walls, roofs and floors throughout the house in compliance with the requirements of the Technical Building Code.

MASONRY AND INSULATION



Interior ceramic brick partition walls.

INTERIOR WALLS AND CEILINGS



Walls finished with exposed plaster and washable plastic paint.

Ceilings throughout the house with laminated plasterboard, will be damp-proof in exterior areas.

Ceiling in bathroom where ventilation is installed and the interior climate unit can be dismantled for easy registration.

Finished with washable white plastic paint.

INTERIOR FLOORING AND TILES



Imitation wood porcelain flooring 23 x 120, available in three shades. Same tone as the outdoor terrace.

Top quality porcelain stoneware flooring in bathrooms.

Top quality porcelain stoneware tiling in bathrooms.

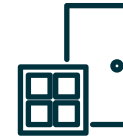
Staircase with porcelain finish, same as the floor throughout the house.

EXTERIOR PAVING AND TILES



Porcelain stoneware in pieces of 23 x 120cm imitation wood same model as interior, with slip resistant surface in porches, terraces.

EXTERIOR CARPENTRY AND GLAZING



Exterior carpentry with aluminium profiles with thermal break in graphite grey, double glazing with CLIMALIT type air chamber and Guardian Sun on balconies and windows, guaranteeing overall thermal and acoustic insulation.

Electrical pre-installation for automatic blinds on all terrace balconies.

Double glazed railings with stainless steel profile.

INTERIOR CARPENTRY AND GLAZING



Reinforced front door, three locking points.

Built-in wardrobes with swing doors lined inside, mezzanine and bar.

Interior doors and wardrobe doors lacquered in white from floor to ceiling.

Tempered glass shower screens.

PLUMBING AND SANITATION



Shower trays flush with the floor.

Roca sanitary ware, The GAP model, or similar.

In bathroom 1: Shower with column and handle, thermostatic taps. Washbasin on wall-mounted unit.

In bathroom 2: Shower with column and handle, thermostatic taps. Washbasin on wall-mounted unit.

In Bathroom 3: Shower with shower column and handle, thermostatic faucet. Washbasin on wall-hung unit with 2 drawers and intermediate slats (in dwellings with three bathrooms).

The DHW is produced using a Panasonic Aquarea brand AEROTHERMAL heat pump, to run a 150 litre hot water storage tank with electrical resistance heating.

ELECTRICITY



House with high grade electrical installation 9.2kw.
Protected against overcurrent and short circuits.
Interior installation with top quality JUNG or similar brand mechanisms.
The wiring will be housed in flame-propagating conduits.
JUNG LS900 series white mechanisms:
TV sockets in living room and one in each bedroom, roof and terrace.
Data sockets in lounge and master bedroom.
USB socket in living room and master bedroom.
Installation prepared for internet connectivity subject to external connection provider.
Exterior lighting on terraces.
LED lighting throughout the house. Warm light colour 3000 K.
Pre-installation for electric blinds in living room.

HVAC



Air conditioning installation (hot-cold air) by Aeroterma by means of ducts, the outdoor unit or heat pump is located on the roof. Model Aquarea Panasonic or similar. Calculated for the dimensions of each dwelling.
Pre-installation of AIRZONE zone control system.
Underfloor heating throughout the house by Aeroterma system.

TELECOMMUNICATIONS



Installation of community television signal reception equipment.

KITCHEN



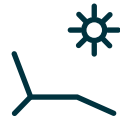
Designer kitchens. They will be fully equipped with base and wall units up to the ceiling (customisation options).
Laminam porcelain worktop or similar with 5 finishes available for you to choose from.
Self-closing drawers, integrated column for conventional oven and microwave.
Integrated extractor hood in upper cabinet.
Undercounter sink and top quality taps.
Electrical appliances included (consult references).
Finished in white with option of customisation, integrated handle in hulls.

UTILITY AREA



Depending on the typology, an additional module will be added for the installation of the DHW system and washing machine and dryer.

SOLARIUM



In those homes where applicable, access to the solarium from the home via a private staircase.
Solarium with different areas for use, one of them covered by a pergola of laminated Swedish pine wood (treated for outdoor use).
Television socket and plug.
Watering tap.

GARDENS AND SWIMMING POOL



TOWNHOUSE N° 14 TO 23

Private swimming pool and paved area adjoining the pool with a piece of natural Fossil limestone, anti-slip and with excellent thermal behaviour.
Shower installation for the swimming pool and garden area.
Surface car park integrated in the plot.
Back part of the house (main door) with artificial grass model FDL Premium and plants according to project. Dwellings N°9,10,11 y 12
Installation of automatic drip irrigation with WIFI programmer and main pipes. Dwellings N°9,10,11 and 12
Cypress perimeter hedge.
Pre-installation of hose pipe for lights in interior garden.

GARDENS AND SWIMMING POOL TOWNHOUSE N° 13 & 24

Private swimming pool and paved area attached to the pool wing with natural limestone Fossil anti-slip and excellent thermal behavior.

Shower installation for the pool and garden area.

Surface parking integrated in the plot.

Concrete paving for artificial grass in the access area to the house between the parking lot and the main door.

FDL premium model artificial lawn and plants according to project in this area.

Perimeter cypress hedge in the interior gardens.

Installation of automatic drip irrigation system with programmer and main pipes.

Pre-installation of hose pipe for lights in the interior garden.

BASEMENT FOR DWELLINGS WITH BASEMENT

Access from the staircase inside the house (the staircase leading down is finished).

The basement would be delivered in rough floor, walls and ceilings.

Reinforced concrete walls, with admixture SR.

Everything is left ready to be able to put all the light points, antenna and sockets that the client requests later on.

Junction box connected to the main switchboard of the house.

PERSONALISATION OF THE HOME

The following finishes can be chosen free of charge in the personalisation catalogue:

- Porcelain floor tile shade
- Porcelain worktop
- Metal profiles and skirting boards kitchen
- Bathroom tiling
- Bathroom furniture finish



EXTRAS, everything that is not included in this specifications will be considered an extra. They will only be made upon request and prior acceptance by the developer. An estimate will be presented to the client and once accepted and paid for, it will be executed.



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