



**FONT DEL LLOP**

VILLAGE

*Life Begins*

**TOWNHOUSES  
ALMANZOR II**

**BUILDING  
SPECIFICATIONS**





## FOUNDATIONS

The foundations are made using a system of isolated footings and reinforced concrete centring beams in accordance with the geotechnical study carried out.

## STRUCTURE

The structure consists of reinforced concrete columns and beams, with reticular slabs formed using disposable moulds.

All metal reinforcements are interconnected and linked to an earthing ring, ensuring any electrical discharge is safely diverted away from the property.

The ground floor slab is raised above the natural ground level, providing excellent thermal insulation.

## ROOF

Thermal-acoustic insulation using extruded polystyrene panels and waterproofing with asphalt membrane.

Private walk-on roofs finished with non-slip ceramic stoneware tiles (C3 classification).

Non-walk-on roofs finished with gravel, for external installations.

## FAÇADE

All external walls are made of double-layer ceramic brickwork with an insulating air cavity and thermal-acoustic insulation.

The façade is finished with white waterproof monocouche render, painted, and combined with natural stone or stone-effect cladding and porcelain tiles.

Terrace parapets are built with brickwork and include sections of glass balustrades.



# THERMAL AND ACOUSTIC INSULATION



The insulation materials used include:

External walls: 80mm rigid expanded polystyrene panels with thermal resistance of 2.6 m<sup>2</sup>K/W and thermal conductivity of 0.031 W/(mK)

Slab edges: 40mm thick and 30mm wide rigid expanded polystyrene panels with thermal resistance of 1.25 m<sup>2</sup>K/W and thermal conductivity of 0.032 W/(mK)

Roofs: 10 cm thick extruded polystyrene panels

# BRICKWORK AND INSULATION



Interior walls are constructed using ceramic brick partitions.

# INTERIOR FINISHES



Internal walls finished with plaster and washable plastic paint.

Suspended ceilings throughout the property using plasterboard; moisture-resistant panels used in exterior areas.

In the bathroom where the indoor air conditioning unit is located, a removable false ceiling will be mounted for easy access.

Finished with smooth, washable plastic paint.

# INTERIOR FLOORING AND TILES



Top quality porcelain stoneware flooring throughout the property.

Top-quality porcelain tiles in all bathrooms.

Clients can choose from a range of colours and textures (depending on the progress of the work).

Stair treads also finished with top-quality porcelain stoneware.

# EXTERIOR FLOORING AND TILES



Top-quality, non-slip porcelain tiles for porches and terraces.

## EXTERNAL JOINERY AND GLAZING



Aluminium external joinery with thermal break profiles in graphite grey, double-glazed windows with air chambers (CLIMALIT type) and Guardian Sun glass (improves thermal insulation in both summer and winter) on balconies and windows, guaranteeing overall thermal and acoustic insulation.

Motorised blinds in all bedrooms.

Pre-installation for automatic shutters on all balcony doors and windows.

Glass balustrades with flush-fitted profiles.

## INTERNAL JOINERY AND GLAZING



Security entrance door with three-point locking system.

White lacquered floor-to-ceiling interior doors.

Built-in wardrobes with hinged doors, internally lined and fitted with drawers, top shelves, and hanging rails.

## PLUMBING AND SANITATION



Walk-in shower trays at floor level with glass screens.

Top-quality suspended sanitaryware with concealed cisterns.

Showers with column and handle of the highest quality in chrome.

Washbasins on wall-mounted units.

Domestic hot water supplied via Panasonic Aquarea (or similar) aerothermal heat pump, with 150-litre hot water cylinder with occasional support from an electric resistance.

## ELECTRICITY INSTALLATION



High-capacity electrical installation: 9.2 kW.  
Protected against overcurrents and short circuits.  
Interior installation with top quality JUNG or similar brand mechanisms.  
All wiring runs through flame-retardant conduits.  
JUNG LS900 series white switches.  
TV points in the lounge, all bedrooms, the solarium and terrace.  
Data points in the lounge and all bedrooms.  
USB sockets in the lounge and master bedroom.  
Installation prepared for internet connectivity subject to external provider service.  
Outdoor lighting installed on terraces.  
LED lighting throughout the property.

## CLIMATE CONTROL



Air conditioning installation (hot-cold air) by Aerotermia by means of ducts, the outdoor unit or heat pump is located on the roof. Model: Panasonic Aquarea, adapted to each property size.  
Pre-installation for AIRZONE zoned climate control system.  
Underfloor heating in bathrooms powered by aerothermal system.

## TELECOMMUNICATIONS



Installation of community television signal reception equipment.

## KITCHEN



Kitchen units with laminated exterior finish in a choice of colours. Base and wall units up to ceiling height (personalisation options available - depending on the progress of the works).

Integrated handles.

Worktop and splashback in porcelain – five finishes available to choose from (depending on the progress of the works)

Soft-close drawers. Integrated tall unit for oven and microwave.

Ceiling-integrated extractor fan.

Undermount sink and high-quality taps.

Appliances included (check for details).

## UTILITY AREA



Depending on layout, furniture will be fitted to conceal the DHW unit, washing machine, and tumble dryer.

## GARDENS AND SWIMMING POOL



Private swimming pool with adjoining paved area finished in non-slip porcelain stoneware with excellent thermal performance.

Shower installation for the swimming pool and garden area.

Off-road parking within the plot.

Landscaped areas with FDL Premium model artificial grass and plants according to gardening project.

Automatic drip irrigation system with Wi-Fi controller and main piping.

Perimeter hedging between properties for added privacy.

Installation of lighting in the interior garden.

# PERSONALISATION OF THE HOME



The following finishes may be chosen free of charge according to the personalisation catalogue (depending on the progress of the work):

- Flooring throughout the property
- Bathroom furniture
- Taps
- Bathroom and kitchen tiles
- Kitchen furniture and worktop finishes
- Appliances

## DISCLAIMER

The developer and the project management reserve the right to make any necessary modifications to materials, qualities and layouts during the course of the building work, due to technical, legal or commercial requirements, without this implying any reduction in the overall level of quality.



Any homes where custom finishes are chosen from the options offered by the developer, must comply with current regulations and be governed by the terms outlined in the purchase contract. These modifications will only be carried out once accepted by the developer and after payment has been made. They will only be executed once the PURCHASE AGREEMENT has been signed.

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