



**FONT DEL LLOP**

VILLAGE

*Life Begins*

**JAYA II**

**BUILDING  
SPECIFICATIONS**





## FOUNDATIONS

The foundations are executed using a system of reinforced concrete tied footings in accordance with the prescriptions and recommendations set out in the geotechnical survey.

## STRUCTURE

Structural system compliant with current regulations.

Basement structure formed by reinforced concrete walls.

General structural system of the dwelling composed of reinforced concrete columns and beams, and waffle slabs with non-recoverable formwork blocks.

All metallic reinforcement within the structure is interconnected and linked to an earthing ring that dissipates potential electrical loads away from the dwelling.

## ROOF

Thermal and acoustic insulation compliant with the Spanish Building Code (CTE), using XPS extruded polystyrene boards and waterproofing with asphalt membrane on all exterior-grade terraces.

Trafficable terraces finished with non-slip ceramic stoneware tiles.

Non-trafficable terraces finished with white gravel.

A designated technical area on the roof is provided for antenna systems, outdoor HVAC units and solar panels.

## FAÇADE

All façade envelopes are constructed in accordance with CTE requirements, using an exterior ceramic brick wall with intermediate thermal-acoustic insulation and an internal lining of plasterboard.

Exterior façade finished with waterproof single-coat render in white, complemented by special exterior-grade paint, with selected building volumes highlighted using natural stone cladding.

Window sills and drip edges executed in stone.

Glass balustrades positioned to preserve unobstructed views towards the golf course.

Part of the solarium-level terrace is covered with a concrete and timber pergola providing filtered sunlight.

The ground floor includes a covered porch and uncovered terraces.

## MASONRY AND INSULATION



Thermal and acoustic insulation across all walls, roofs and floors of the dwelling in compliance with CTE requirements.

Internal partitions will be constructed using drywall (panels of gypsum plaster pressed between sheets of thick paper) system (15+48+15)/400 with a total thickness of 78 mm, incorporating rock wool insulation within the cavity. Suspended ceilings throughout the dwelling formed with plasterboard, including moisture-resistant boards in exterior areas and bathrooms.

Curtain recesses formed in plasterboard at window heads.

Removable false ceiling in bathrooms to accommodate ventilation systems and indoor HVAC units.

Final surface finish on vertical and horizontal elements using smooth, washable plastic paint.

## FLOORING AND TILING



High-quality porcelain stoneware flooring throughout all interior rooms.

High-quality porcelain stoneware wall tiling in bathrooms.

Non-slip porcelain flooring in porches, terraces and roof areas.

## CARPENTRY AND GLAZING



Exterior aluminium joinery with thermal break in anthracite colour 7016, fitted with double glazing with air chamber (CLIMALIT type) and Guardian Sun glass on balconies and windows, ensuring optimal thermal and acoustic insulation.

Motorised roller shutters.

Double-glazed balustrades.

Armoured entrance door with three-point locking system, Dierre or similar.

Internal doors made of lacquered MDF, full height, with magnetic latches.

Pocket sliding doors integrated into metal-frame wall cavities.

Built-in wardrobes from floor to ceiling with hinged white doors and handles; interiors lined with textile-finish melamine.



## PLUMBING AND DRAINAGE



Shower trays integrated at floor level.

High-quality wall-hung sanitaryware with concealed cisterns.

Bathrooms equipped with thermostatic shower mixers, including column and hand shower, of premium quality.

Washbasins mounted on suspended vanity units in all bathrooms, with high-quality taps.

Domestic hot water produced by an aerothermal heat-pump system, with a 110-litre hot water cylinder and auxiliary electric resistance.

Outdoor taps provided for terrace and garden irrigation.

## ELECTRICITY



Dwelling supplied with an electrical installation of high capacity: 9.2 kW.

Protection against overloads and short circuits.

High-quality electrical fittings by JUNG or similar.

Cabling installed in flame-retardant conduits.

TV sockets in living room, bedrooms and terraces.

Data sockets in living room and bedrooms.

USB sockets in living room and bedrooms.

Installation prepared for internet connectivity depending on the external service provider.

Electrical pre-installation for automatic blinds on all windows.

## CLIMATE CONTROL

Air-conditioning installation (heating/cooling) by ducted system, with the outdoor unit/heat pump located on the roof. Calculated according to the size of each dwelling.

Pre-installation for AIRZONE multi-zone climate-control system in all rooms.

## TELECOMMUNICATIONS

Installation prepared for telecommunications connection in accordance with current regulations.

## KITCHEN

Minimalist-design kitchen with high-quality materials.

Fully equipped with wall and base units, fitted with Blum hardware, soft-close drawers, and handle-less gola opening system.

Column area fitted with modules for integrated panelled fridge, built-in oven/microwave column, and additional storage units.

Porcelain worktop and splashback.

Included appliances: oven, microwave, dishwasher, fridge, induction hob and extractor hood.

High-quality sink and tap.

Three-bedroom properties include a utility area for housing the aerothermal unit, with space for a washing machine and tumble dryer (not included).

Two-bedroom properties include an outdoor utility area on the terrace with exterior cabinet to conceal aerothermal unit, washing machine and tumble dryer (not included).

## SOLARIUM

Ground-floor homes feature two private terraces facing different orientations.

Penthouse units include a solarium with a laminated Swedish-pine pergola treated for outdoor use.

# GARDENS, COMMUNAL AREAS AND SWIMMING POOL



Two communal swimming pools and two jacuzzis.

Children's play area, bicycle parking and pétanque courts.

Communal zone including a co-working space.

Landscaping of the plot with minimalist Mediterranean garden design, arranged around simple and elegant natural spaces, bordered by structural elements and native vegetation.

Environmentally sustainable, low-maintenance garden integrated visually with the surrounding landscape.

Drip-irrigation system installed.

## BASEMENT



Communal basement with one parking space and one storage room per dwelling.

Exposed-finish reinforced concrete walls.

Basements prepared for the installation of electric vehicle chargers.



# CUSTOMISATION OPTIONS



The following finishes may be selected according to the Customisation Catalogue. Depending on the chosen elements, additional cost may apply:

- Ceramic flooring and bathroom wall tiling
- Bathroom furniture
- Kitchen cabinet finishes and module configuration
- Appliances
- Wardrobe interiors
- Relocation of sockets, switches and lighting points
- Wallpaper in bedrooms
- Curtains, blinds and awnings
- Mosquito screens
- AIRZONE installation
- Indoor and outdoor furniture options

## EXTRAS



**Any item not included in this specifications report shall be considered an extra. Extras will only be carried out upon prior request and approval by the developer. A quotation will be provided and, once accepted and paid, the work will be executed.**

The purchaser grants the developer permission to make changes and adjustments to the property, without reducing quality, should this be necessary for technical reasons.



**FONT DEL LLOP**

VILLAGE

Ctra. Alicante – Aspe CV 847, km 3,8  
Monforte del Cid (Alicante) – España

[info@silcestates.com](mailto:info@silcestates.com)



[www.fontdelllop.com](http://www.fontdelllop.com)

