



BUILD SPECIFICATION - **FINESTRAT PARADISE RESORT -** **BLOCK 1**

1. QUALITY AND WARRANTIES

THE PROJECT is subject to the current Technical Building Code (hereinafter, T.B.C). The project has been drafted by the senior architect Mr. Fernando García López and will be managed by the same person as Project Director. The technical supervision will be conducted by the technical architect Mr. Vicente Serrano González.

The current T.B.C. clearly defines the basic requirements for structure, accessibility, sound insulation and energy efficiency, among others.

THE PROJECT has been designed according to the highest quality standards. Therefore, the apartments have been designed and built to meet the top energy certification, which is ENERGY CERTIFICATION A, issued by an independent certification body.

2. STRUCTURE AND FOUNDATIONS

- Reinforced concrete structure complying with current regulations and anti-seismic standards.
- Foundations will be executed using reinforced concrete footings and slabs, according to the ground resistance based on the geotechnical study.



3. ROOF

- The private solarium will be walkable and flat:
 - Thermal insulation and waterproofing
 - Porcelain flooring suitable for exteriors.
 - Lightning and water point
 - Around the perimeter of the solarium, a glass panel will be installed so as not to obstruct the views.
- The flat, non-walkable roof area will contain installations. This will have the same configuration as the solarium but finished with white gravel and a perimeter wall.

4. FACADES

- The front facades will be clad with large-format porcelain tiles with a wood-effect finish.
- Other facades will be finished using white monolayer coating with waterproof paint. Facade pergolas and solarium will also have white paint.

5. PARKING

- All apartments have one parking space and storage room.
- The perimeter wall will be made of reinforced concrete, waterproofed on the exterior side and finished with paint on the interior.
- The basement will comprise installations for rainwater and apartment sewage drainage.

6. EXTERIOR, INTERIOR AND PARTITION WALLS

- The exterior facade consists of a double brick wall, air chamber and thermo-acoustic insulation to provide maximum comfort.
- The interior partitioning will be done with brick rendered with sprayed plaster.



- Partition walls between apartments are designed to guarantee maximum soundproofing, using triple brickwork with acoustic insulation.

7.EXTERNAL JOINERY AND GLAZING

- PVC windows for maximum thermal and acoustic insulation. The colour of the exterior windows will be anthracite grey (RAL 7016).
- The glass has been selected to ensure the highest energy rating and comfort, with a solar control layer on each pane. Motorised blinds in all windows except galleries, bathrooms and kitchen.
- Around the perimeter of the terraces, glass panels will be installed to prevent blocking views.

8.FLOORING, TILING, CEILINGS AND PAINT

- The apartment floors will be large-format first-quality porcelain tiles, with anti-slip treatment for exteriors.
- Bathrooms will be tiled with first-quality porcelain tiles. The utility gallery will have white porcelain tiles.
- False ceilings indoors will be plasterboard finished in white paint. Ceilings in communal areas will match housing installations leading to the apartments. The remaining terrace ceilings will be coated with white monolayer and waterproof paint.
- Paint throughout the rest of the dwelling will be white.

9.INTERIOR CARPENTRY

- Built-in wardrobes with sliding doors lacquered in white. The interior will be lined with textile-effect melamine. Right side: one set of three drawers with runners. Left side with a lower shelf. Includes a clothes rail
- The main entrance door to the apartment will be armoured with a security lock.
- Interior doors will be plain and finished in white.



10. KITCHENS

- Modern kitchen design with high and low cabinets offering maximum storage, all interior lined with textile-effect melamine. Three colour choices available.
- Countertop made from top-quality porcelain suitable for kitchens, with three colour options.
- Undermount stainless steel sink with single lever tap.
- Haier brand appliances: dishwasher, oven, microwave, fridge-freezer, induction hob and washing machine (in the utility gallery). Mepamsa brand extractor hood.

11. BATHROOMS AND EQUIPMENT

- Plumbing will use multilayer piping to prevent deposits, avoid altering water properties and reduce heat loss.
The apartment will include a communal electronic water softener.
Drainage will use soundproofed PVC pipes running through the false ceiling to eliminate noise.
- Each bathroom will feature:
 - Resin shower tray with anti-slip finish in white. Chrome taps.
 - Premium bathroom unit with two drawers in three colours options. Mirror LED backlight. First-class chrome fitting.

12. CLIMATE AND COMFORT

- All apartments are equipped with aerothermal technology for hot water production.
- Centralised air conditioning with indoor/outdoor units for heating and cooling. Pre-installation left for AirZone.
- Bathrooms will have electric underfloor heating, controllable via thermostat.



13. ELECTRICITY, TELECOMMUNICATIONS AND HOME AUTOMATION

- Electrical installation compliant with the latest T.B.C and REBT standards.
 - Premium white fittings.
 - Data port (RJ-45) in every bedroom.
 - LED lightning indoors and outdoors.
 - Each apartment block will have 3-6Kwh for communal areas. The resort itself will have 25-30Kwh (to be defined) of self-consumption capacity for communal areas.
- Apartments will have fibre optic (RJ-45) access in the living room and bedrooms. TV points available in the living room, bedrooms, optional terrace and solarium. Video intercom at main entrance.
- Top-tier home automation with motion sensors, automated blinds, light control. Options available to upgrade the package.

14. RESORT

- Finestrat Paradise Resort will offer extensive communal areas, children's playground, swimming pools, indoor gym, pétanque pitch and outdoor sports activity zone.

EXTRAS: Any item not included in this specifications memorandum will be considered an extra. Extras will only be carried out upon request and with prior approval by the developer. A quote will be supplied for the client and execution will commence once accepted and paid.

DISCLAIMER: The purchaser authorises the developer to make changes and adjustments to the property, without reducing surface area or quality, if required for technical, legal or urban planning reasons.

The language that will prevail in this building specifications memorandum will be spanish