



VILLA ORANGE

RESIDENTIAL COMPLEX ORANGE



QUALITY SPECIFICATIONS

LUXURY PROPERTY
FINESTRAT - BENIDORM - COSTA BLANCA

QUALITY SPECIFICATIONS. VILLAS ORANGE.

Each villa has a panoramic sea view from anywhere on its front façade. Two-storey villas with solarium, interior garden with a large mezzanine, infinity pool and private parking. Each villa is equipped with an elevator.

These villas are exceptional for their materials, design and amenities: large living room, large en-suite bedrooms on the first floor and solarium.



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STRUCTURE – FOUNDATION



Foundation made by means of footings, straps and beams of high resistance Reinforced Concrete.

Structure composed of pillars, slabs and reinforced concrete beams, according to anti-seismic regulations.

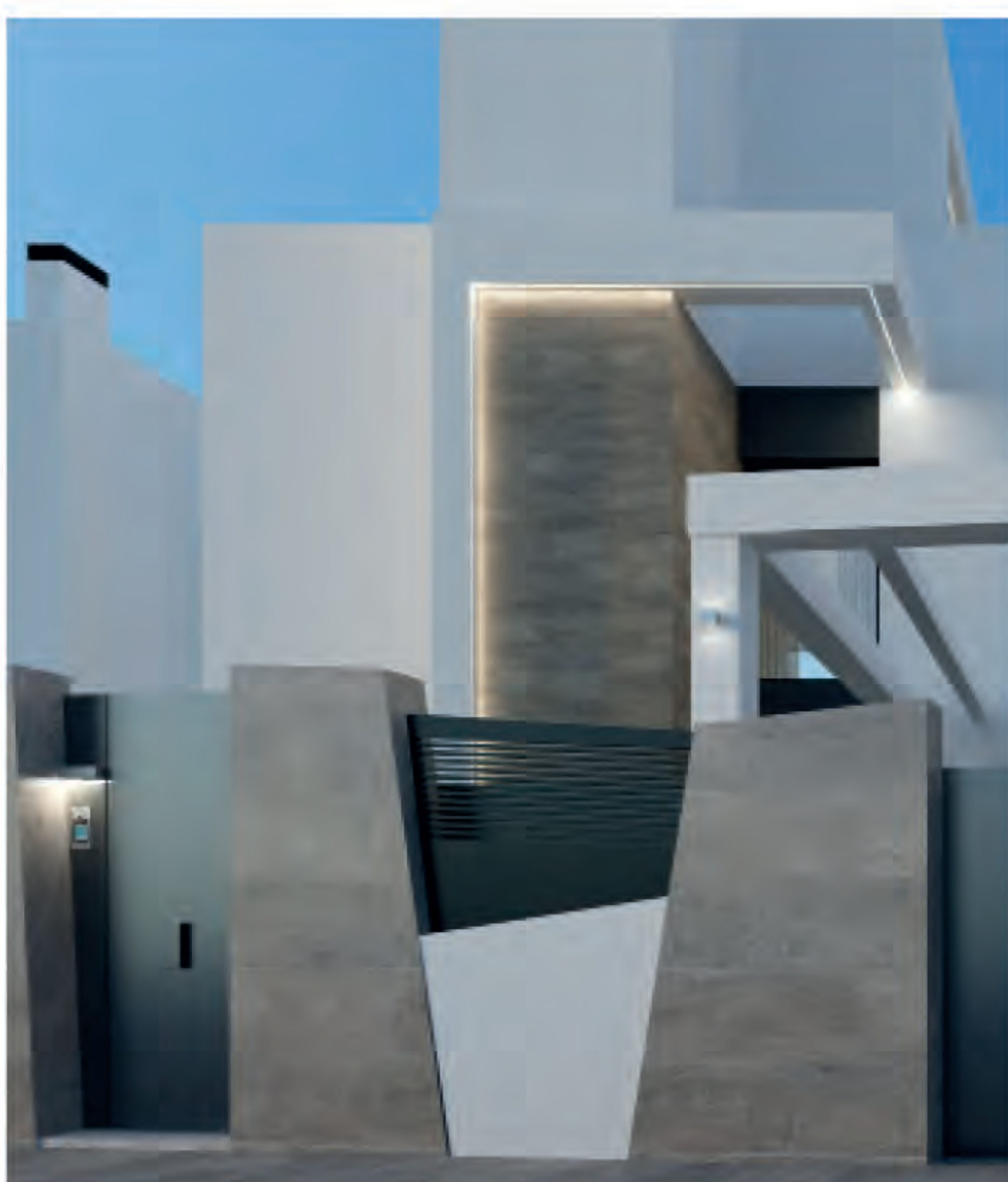
DECK



Main walkable covers forming TWO independent SOLAR-IUMS with access from inside the house. Glazed area in breastplate to enhance views.

Equipped with what is necessary to promote new uses of the home, they have the necessary acoustic and thermal insulation for the development of a correct activity, as well as the pertinent waterproofing and water evacuation.

FACADE – ENCLOSURE – ROOFS



Perimeter enclosure of the plot with reinforced concrete walls painted white and metal lama fences lacquered in black.

Exterior coating with single-layer mortar, scraped effect and painted white with waterproof treatment (BRAND WEBER or SIMILAR).

Enclosure by ceramic brick factory and thermal-acoustic insulation with interior cladding.

Exterior ceramic plinth idem to pavement 10 cm high, flush with facade.



GLAZING – ENERGY PERFORMANCE CERTIFICATE

Double glazing with intermediate air chamber and safety glass for doors and windows. Acoustic and thermal insulation throughout the housing envelope in accordance with current regulations. Energy rating in homes type A - High Energy Efficiency.

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EXTERIOR CARPENTRY - DOORS AND WINDOWS

Gutters and exterior parapets in calcareous stone with interiors in white treated wood.

Technical carpentry with high technical, acoustic and sealing features. Located outdoors, it is made of textured black aluminum with thermal break. Aluminum motorized blinds in the bedroom area. (OPTIONAL: Motorized blinds in other rooms)

Armored access door with hidden hinges, class 3 security system: burglary resistance. Smooth white lacquered panel interior and externally lined with anthracite-colored sheet metal.



INTERIOR CARPENTRY - FURNITURE

Main interior doors in 0.80 cm white lacquered MDF with variable height. Upper fixed flush with the ceiling according to rooms. Sliding door in smoked tempered glass in gold tone in bathroom Suite 2 with hidden guide and surface handle. White modular cabinets with hinged doors to the ceiling and recessed handle type fingernail.

Herringbone interiors in SAND color with distribution of 3 chests of drawers/drawers and hanging bar. 1st quality fittings. Wall integration of the general distribution board by means of a wooden paneled cabinet with folding doors. Laundry room cabinet with space for electrical appliances and doors in a white finish and rim-type handle. Bench, front and tops in silestone color EXPO GRAY including stainless steel washbasin with single-lever faucet with high spout.

KITCHEN FURNITURE - COUNTER-

Kitchen furniture according to design, completely paneled and lacquered in MOUSSE MATE color with glass showcase, indirect LED lighting and power strip + USB lift-up in the island area. (PORCELANOSA®)

Dekton Entzo porcelain countertops and fronts by Cosentino®. Porcelain sink identical to the kitchen and high spout stainless steel mixer taps.



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HOME APPLIANCES



FALMEC® EXTRACTOR HOOD

Integrated under panel according to the homogeneous design line of the kitchen. (Included in the price of the house: SIEMENS Packs).

Minimalist extractor hood for island with ultra-flat suction body thanks to the “multi-air” filter technology of carbon.zeo compact motors. (FALMEC®)

ELECTRICAL INSTALLATION - TELECOMMUNICATIONS - LIGHTING

Embedded electrical installation throughout the house, according to regulations. High level power (9.2 Kw). Living Now model “full touch” and self-centering mechanisms in DARK color by Bticino®. Electrical panel in housing with up to 33 elements Seavi® brand. CAT 6 internet wiring inside the home. Installation of telecommunications with Fiber Optic in the Residential. Pre-installation for charging point for electric vehicles. (OPTIONAL: 7.5 Kw-32A charger). Exterior surface wall lights on the facade and installation of direct recessed lighting for the interior with LED light details according to the design.

(OPTIONAL: Plugs, switches or additional lighting at the customer’s discretion)

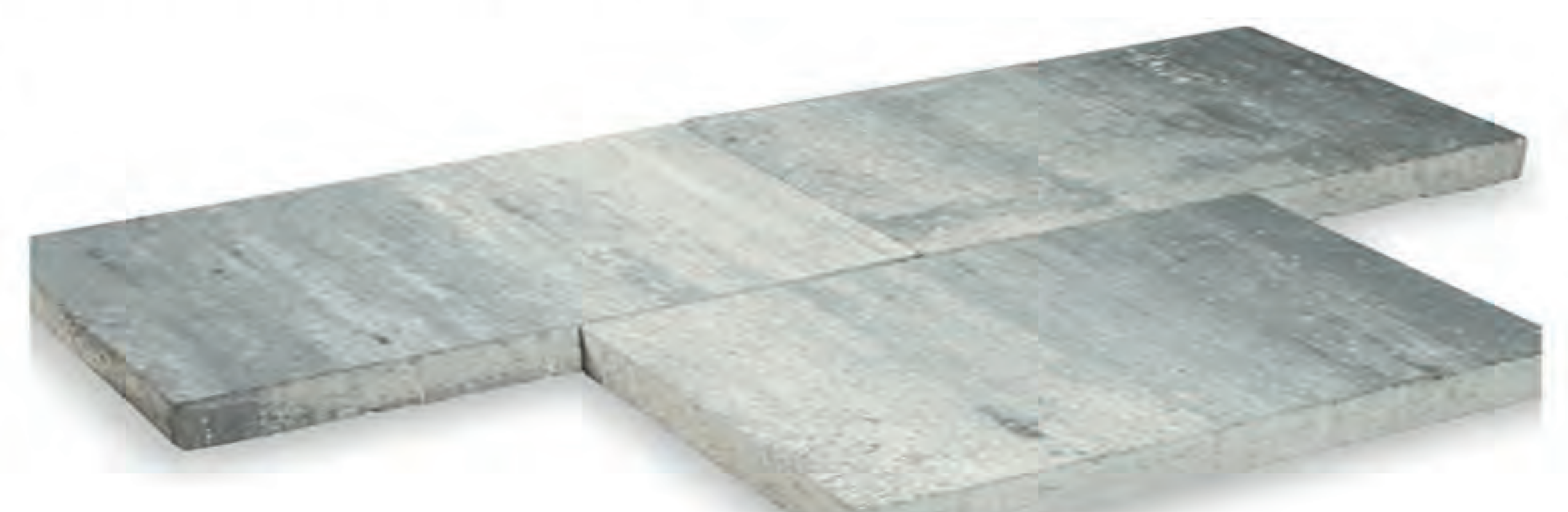


OUTSIDE PLOT - GARDENING

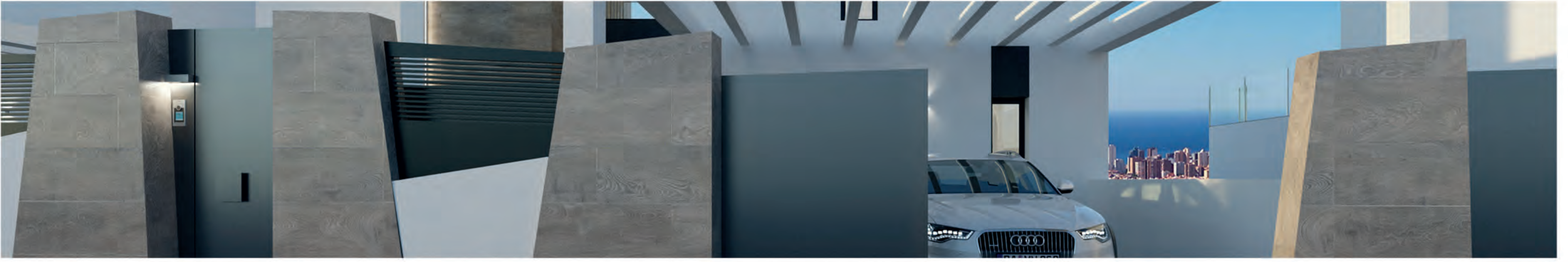
Automated telescopic sliding metal vehicle door with remote control

Hinged pedestrian door with electric door opener and perimeter fencing according to repetition module of baked lacquered metal slat in anthracite color.

Baldosa Europa tile in a private parking area on a plot. Enabling telecommunications outlet in solarium.



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Location of water supply points in the parking area, main terrace and solarium.
Garden area finished with artificial grass and palm tree.

POOL

Formation of glass and access stairs by gunite concrete, covering the entire surface with tile.

Sheet of water with overflow zone “infinity”

Embedded, automatic and programmable filtration and pumping equipment. Illumination of LED spotlights in white tone.

Shower area and main terrace around the paved pool according to plan.

Chill-out with cauldron and built-in sofa area. Ambient LED lighting.



FLOORS - COATINGS - PAINTS

PORCELANOSA® INDIC 1st quality marble effect ceramic flooring 80x80 cm for the interior of the home.

Outdoor flooring in Tanzania Smart White Anti-slip (25x90/150) by Porcelanosa®

Interior metal technical staircase covered with non-slip porcelain material of 1st quality.



INDIC 80X80 CM



TANZANIA SMART WHITE ANTI-SLIP
(25X90/150)

QUALITY SPECIFICATIONS. VILLAS ORANGE.

Bathroom tiling according to design, combining different materials according to color, texture or format:

BATHROOM EN SUITE 1

WALL IN FRONT OF SINK: LIEM DARK NATURE 100x300 cm (PORCELANOSA®)

REST OF WALLS: BERNA CALIZA 45X120 cm (PORCELANOSA®)

REST: Smooth plastic PAINT in white.

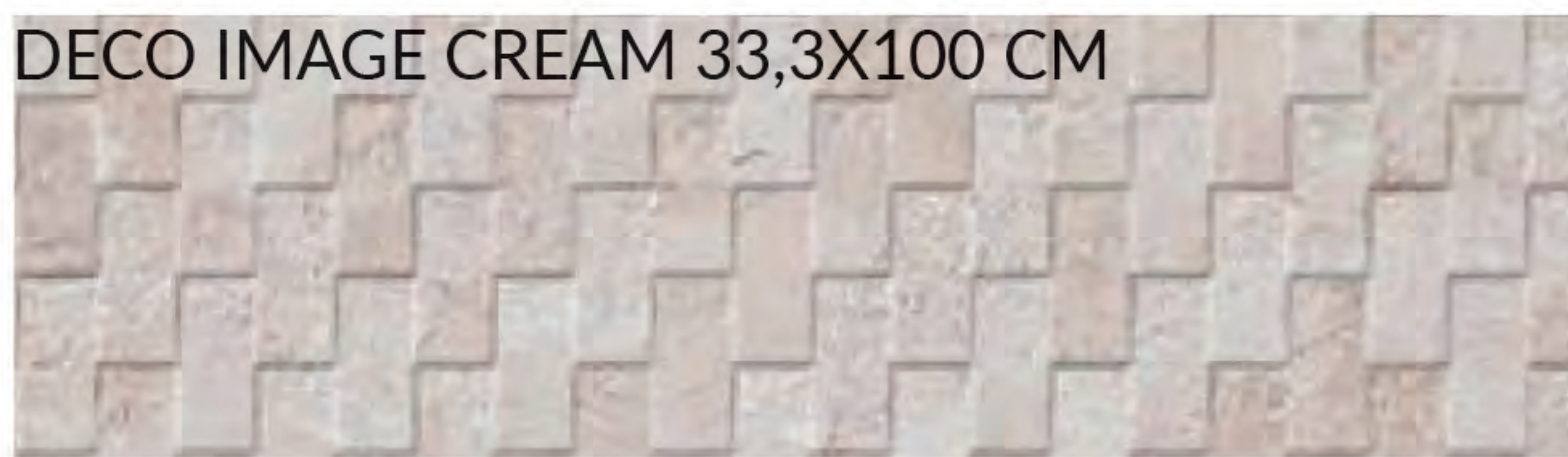


LIEM DARK NATURE 100X30 CM



BERNA CALIZA 45X120 CM

DECO IMAGE CREAM 33,3X100 CM

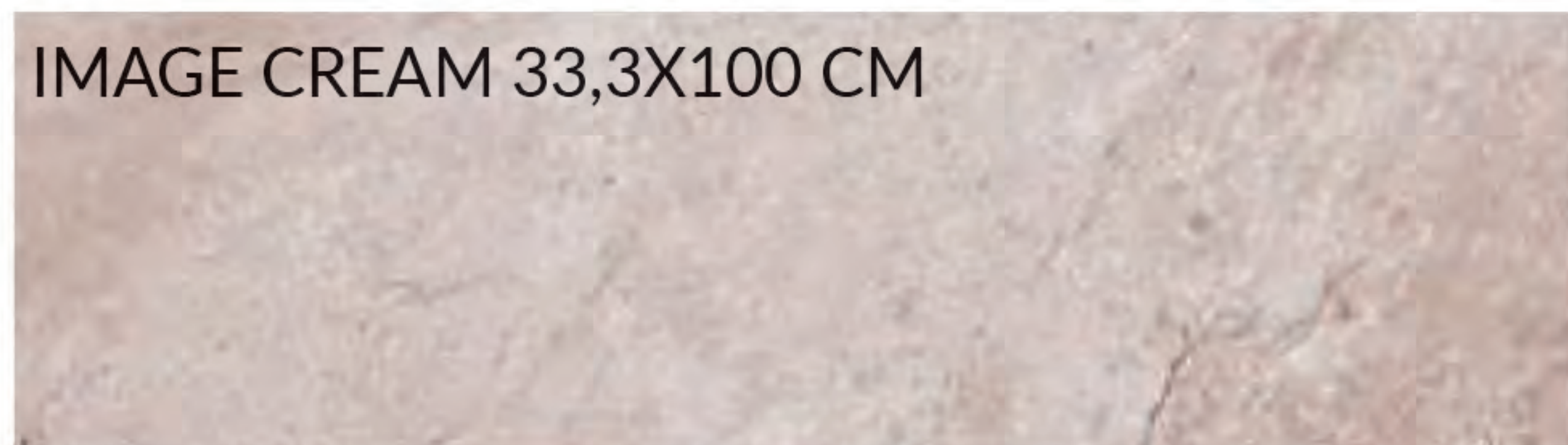


BATHROOM EN SUITE 2

ACCESS SIDE WALL: DECO IMAGE CREAM 33.3X100 cm (PORCELANOSA®)

REST OF THE WALLS: IMAGE CREAM 33.3x100 cm (PORCELANOSA®)

IMAGE CREAM 33,3X100 CM



GROUND FLOOR BATHROOM

WALL IN FRONT OF MIRROR: EFFECT SQUARE CARAMEL MOSAIC 30x30 cm (PORCELANOSA®)

MIRROR WALL (UNDER MIRROR): TECHLAM BASIC BLACK 100x300 cm (LEVANTINA®)

DOOR WALL: MARMI CHINA 36.5x59.2 cm (PORCELANOSA®)

DOOR FRONT WALL: ARTENISA PEARL wallpaper ref.100307844 (PORCELANOSA®)

SQUARE CARAMEL
30X30CM



TECHLAM BASIC BLACK
100X300CM



MARMI CHINA
36,5X59,2 CM



WALLPAPER
ARTENISA PEARL

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BASEMENT FLOOR BATHROOM

Rívoli 33.3 x 100 cm (PORCELANOSA®)

RÍVOLI 33,3X100 CM

EN SUITE BATHROOM BASEMENT FLOOR

SHOWER CABIN WALLS: TECHLAM BASIC BLACK 100x300 cm (LEVANTINA®) with ceramic strip MOSAICO EFFECT SQUARE CAMEL 30x30 cm (PORCELANOSA®)

TECHLAM BASIC BLACK
100X300CM

SQUARE CAMEL
30X30CM



WALLPAPER
DREAMLAND TAUPE



REST WALLS: DREAMLAND TAUPE wallpa-
per ref.100307815

False ceilings in PLADUR® or similar, with formation of ditches for the integration of LEDs as curtain rods depending on each room.

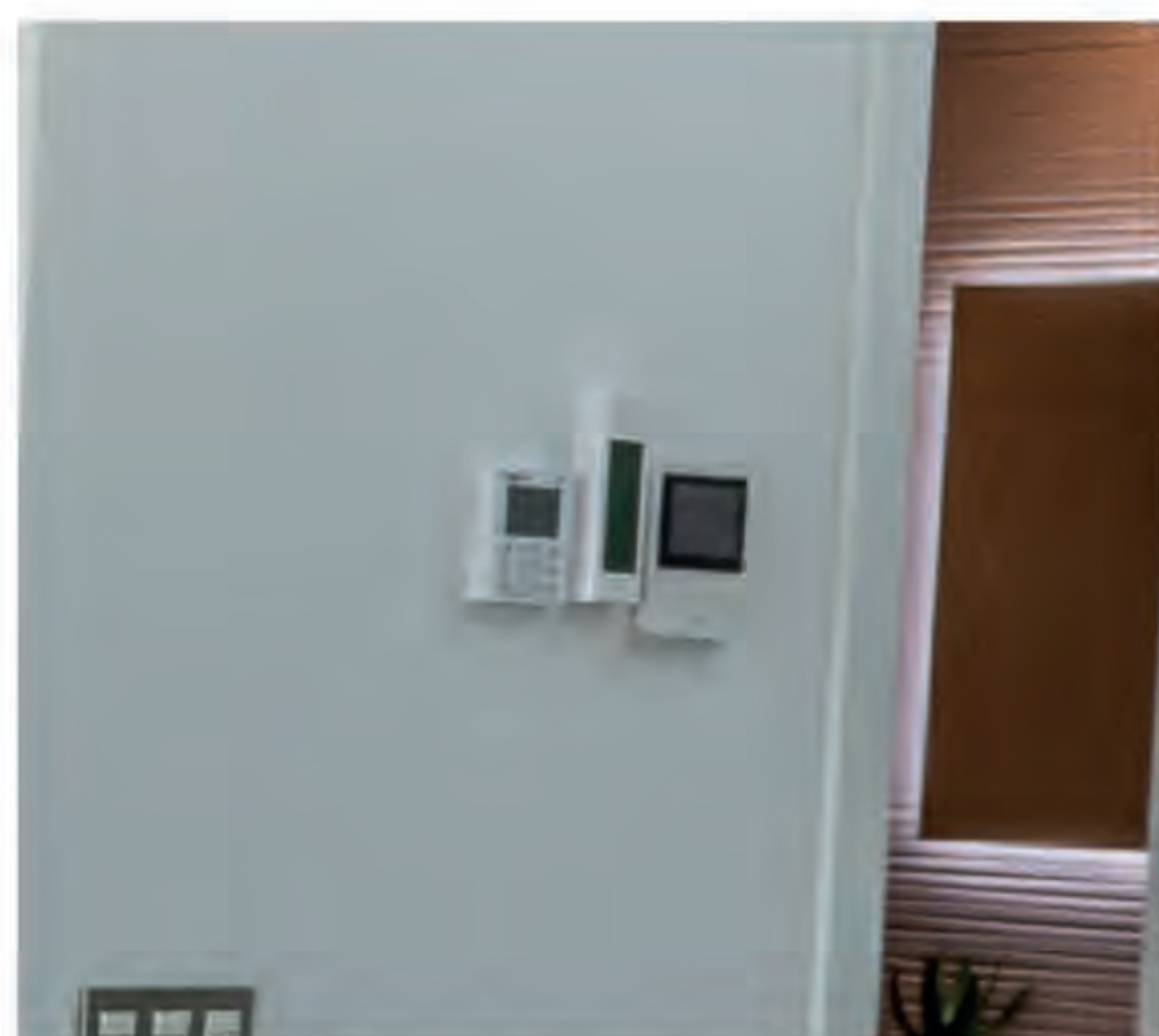
Interior partition wall cladding using plaster. Smooth finish white paint on both walls and ceilings.

FACILITIES - VENTILATION



Domestic hot water by means of an aérothermal wall-mounted heat pump with a 270-litre storage tank with WIFI connection as standard with the Aqua Ariston Net app.

Pre-installation of A/C air conditioning through ducts throughout the house (except bathrooms) with lines for connection to outdoor units. (A/C machines not included. Check available Packs)



Hands-free video intercom on the main floor and screen with an extra telephone on the other floors.

Double-flow micro-ventilation through ducts with mechanical extraction on all floors of the house.

Individual installation of telecommunications and Digital Terrestrial Television.

BATHROOMS - SANITARY ROOMS - TAPS

Electric radiant wire air conditioning system in all bathrooms.

Wall-hung toilets with built-in cistern and button panel integrated into the wall. (PORCELANOSE®)

QUALITY SPECIFICATIONS. VILLAS ORANGE.

ARCHITECT PORCELANOSA model wall-hung toilets with built-in cistern and integrated push button.

Bathroom furniture with drawers and PORCELANOSA countertops.

SLATE PORCELANOSA model shower trays in all bathrooms.

Shower screens with sliding door in tempered glass.

Complete PORCELANOSA faucets in bathrooms with shower heads and/or columns in showers (according to design).

EN-SUITE BATHROOM 1:

TOILET: suspended NK CONCEPT (Porcelanosa) with built-in cistern and SMART-LINENK CONCEPT button panel (Porcelanosa).

WASHBASIN: URBAN 120 cm included in furniture.

CABINET: URBAN 120 cm Oak Root (Porcelanosa)

White Slate SHOWER TRAY (80 cm wide) (Porcelanosa)

Semicircular MIRROR R. 1,10m



URBAN 120 CM ROBLE ROOT (PORCELANOSA)



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EN-SUITE BATHROOM 2:

Wall-hung TOILET NK CONCEPT (Porcelanosa) with built-in cistern and SMARTLINE NK CONCEPT button panel (Porcelanosa).

WASHBASIN Dess Gel Coat New included in cabinet.

CABINET: SKILL 90 cm white (Porcelanosa)

SHOWER TRAY Slate White (Porcelanosa)

APARTMENT 2: 90 cm wide

APARTMENT 3-4: 80 cm wide

MIRROR Circular backlit 0.9 m



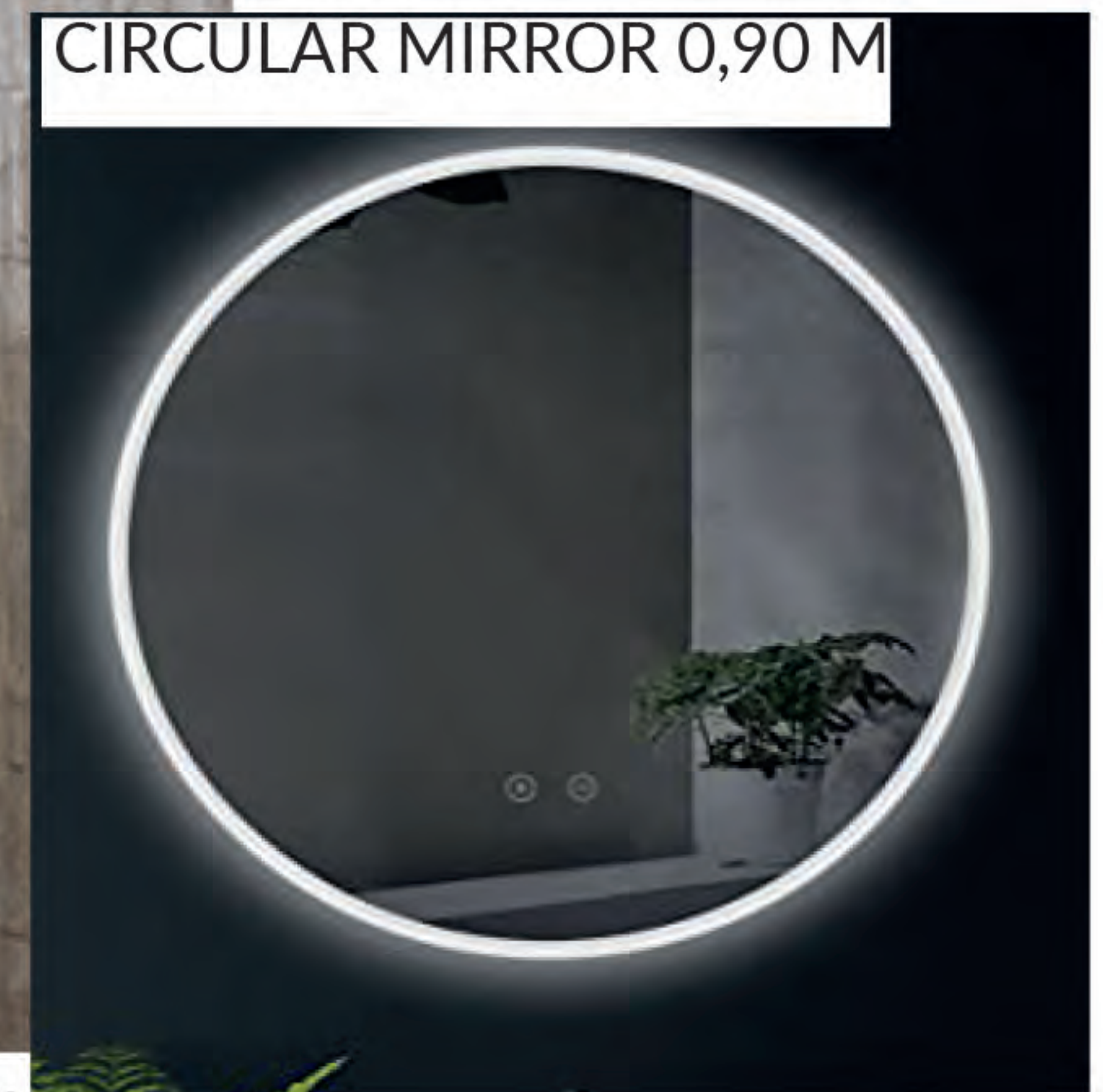
FAUCET HOTELS



TOILET



DESS GEL COAT + SKILL 90 CM



CIRCULAR MIRROR 0,90 M



SHOWER TRAY



SHOWER KIT
HOTELES CROMO



MON M. HOTELS
INCORPORATED

GROUND FLOOR BATHROOM:

TOILET: NK CONCEPT wall-hung toilet (Porcelanosa) with built-in cistern and SMARTLINE NK CONCEPT button panel (Porcelanosa).

WASHBASIN Dess Gel Coat New included in cabinet.

QUALITY SPECIFICATIONS. VILLAS ORANGE.

CABINET Bathroom cabinet SOFT 80 cm FINGO fango ghost (Porcelanosa)

HOUSE 3 MIRROR: 1.50x1.80 m

MIRROR REST OF HOMES: 1.00x1.80 m



TOILET

DESS GEL COAT + SKILL 90 CM



FAUCET HOTELS

MIRROR



BASEMENT BATHROOM EN SUITE:

Wall-hung WC NK CONCEPT (Porcelanosa) with built-in cistern and SMARTLINE NK CONCEPT button panel (Porcelanosa).

WASHBASIN Dess gel coat new. (Porcelain)

FURNITURE Anthracite SKILL bathroom cabinet. (Porcelain)

White Slate SHOWER TRAY (90 cm wide) (Porcelanosa) / SHOWER: TEC SQUARE column;

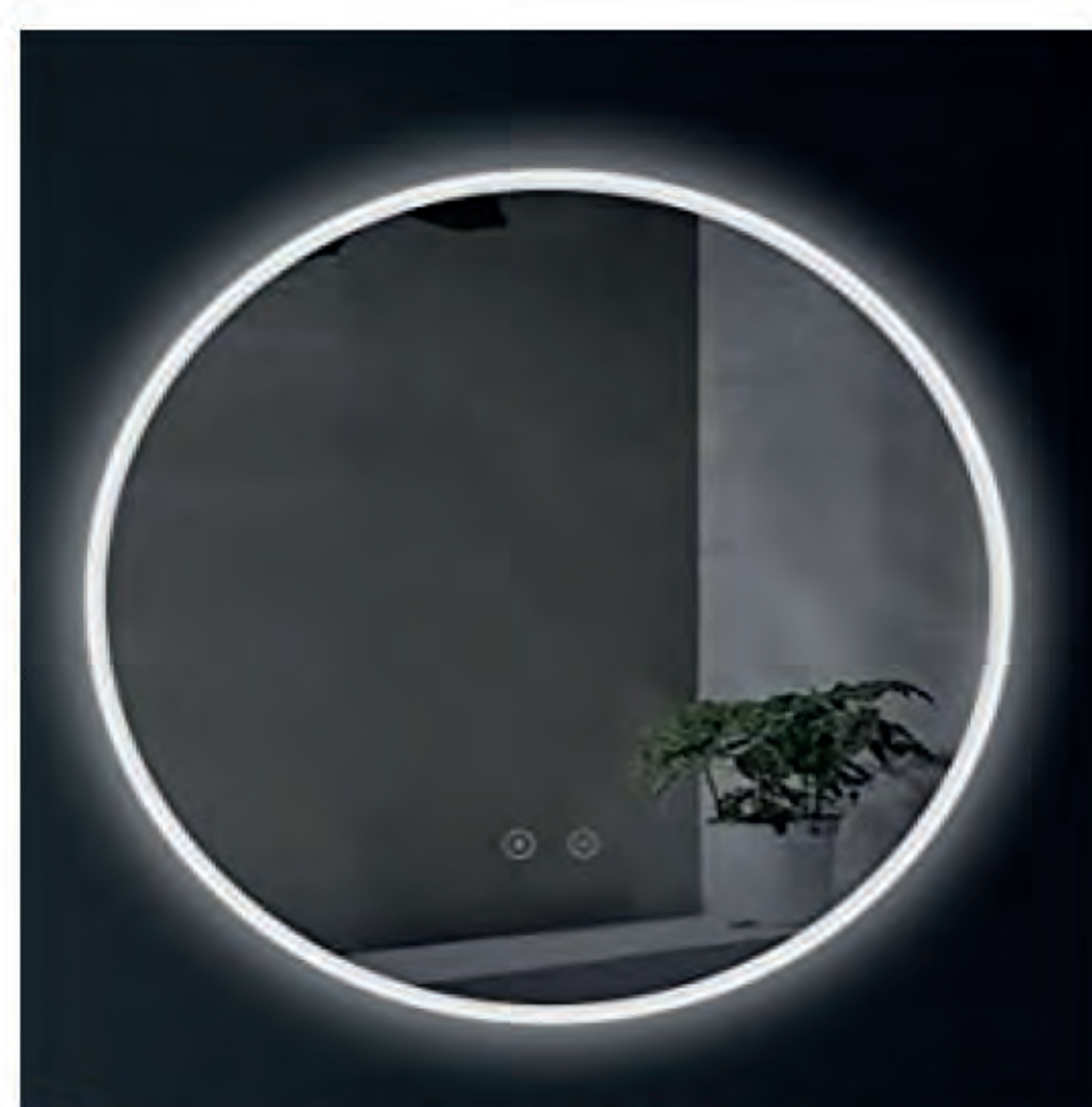


TOILET



DESS GEL COAT + SKILL ANTRACITE

COLUMN TEC SQUARE
PORCELANOSA



CIRCULAR MIRROR 0,90 M



SHOWER TRAY

QUALITY SPECIFICATIONS. VILLAS ORANGE.

BATHROOM BASEMENT FLOOR - LIVING ROOM:

TOILET: NK CONCEPT wall-hung toilet (Porcelanosa) with built-in cistern and SMARTLINE NK CONCEPT button panel (Porcelanosa).

WASHBASIN One sink included in furniture.

FURNITURE SMART bathroom cabinet 110 cm ash oak (Porcelanosa)

White Slate SHOWER TRAY (90 cm wide) (Porcelanosa)

MIRROR With non-recessed light 1.20x0.80 m



TOILET



MIRROR 1,20X0,80 CM



SMART 110 CM ROBLE CENIZA



SHOWER TRAY 90 CM

**The Client buyers may change the materials provided by the Architect in the Quality Report, provided that they make their choice within the alternatives offered by the Promoter and within the deadlines set out in the Sales Contract; and all this, upon signed acceptance of the Additional Costs that may occur due to such changes.*

The Promoter puts at the disposal of the Clients buyers of dwellings, the facilities of PORCELANOSA located in Commercial Park La Cala (Av. de Finestrat, 11-13) for the choice of any element with which they wish to customize the interior of their house.



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