

It has been taken into consideration that the URBANISATION is made up of villas that, on the whole, do not have the same exterior aspect in order to avoid monotony and to give the general appearance of a SMALL VILLAGE and to personalise, in some way, each one of the villas.

FOUNDATIONS

Once the ground has been made compact, a layer of broken stones will be placed and covered with a layer of concrete to avoid possible water filtration, after a layer of waterproof bitumen is added to avoid damage to the cement by existing sulphates in the earth. On top of this a layer of concrete is placed to level it out and finally reinforced concrete slabs are added to distribute the weight evenly on the ground.

STRUCTURE

By means of load-bearing walls, with structural pillars in each corner and joints of reinforced concrete. Reinforced lintels are used in all the gaps. A peripheral metal brace 20x20 of reinforced concrete is used in the roof support

The flat roofs are constructed by forged flat beams and arches with an iron net, a layer of cement and a layer of compression. With regard to the roofs that have four slopes or pitches, by means of a slab of reinforced concrete.

WATERPROOFING

The foundations are made waterproof with a coating of paint up to a height of 50cms, covering all the lateral side of the concrete slabs.

The union of the concrete slab and the exterior closings of the villa is made waterproof with a layer of sealing paint reinforced with fibre glass, which is applied to the vertical parameters up to a height of 25cms.

The roof is protected from rain by its gentle slopes, the asphalt covering and the waterproof paint that is composed of fibre glass and substances that reflect the sun's rays.

COATINGS

The interior walls are plastered and painted in various colours; the damper areas (bathrooms and toilets) with mortar with rendering will be used to prepare the wall for its covering.

The exterior walls are rendered with water resistant mortar and then painted with special white waterproof paint suitable for outside walls.

The bathrooms are dressed with pieces of marble that are a salmon beige colour, with sink bases and bath base in white 'Macael' marble. The shower, the borders and mirror frames are also white 'Macael' marble.

The kitchen walls are dressed with pieces of 'Nuray Beige' marble.

The exterior walls of the drying area and the storage area are rendered with natural volcanic stone.

The windows that are aluminium have polished volcanic stone frames.

PAVINGS

The terrace paving is 'rustic' with stone tiling and the interiors are a combination of 'Yellow Parador Marble' and 'Black Marquina Marble' that are polished, in a chequered effect in the living room and with borders around the walls. The interior skirting board is also 'Yellow Parador Marble'. The paving in the bathrooms is 'White Macael'.

CARPENTRY

All of the interior carpentry is solid wood "Morera" (Iroco) or similar and the exterior that is protected by the pergolas is laminated wood "sapelly" or similar. The carpentry of the windows and balcony of the rooms, the bathrooms and the kitchen is aluminium 'TECHNAL' of the highest quality and is a cypress green colour. All the fittings are stainless steel. The interior carpentry is protected with high quality varnish in the workshop and the exterior with special paint that is oil based which gives maximum protection.

The pergolas are also wood "Morera" or similar.

The kitchen furnishings are oak. The kitchen work surfaces are granite marble.

The kitchen is equipped with ELECTRICAL APPLIANCES (fridge, ceramic hob, dishwasher, oven, smoke extractor, and sink, the make is BALAY or similar).

PLUMBING

The plumbing installation is carried out with PVC tubing and complies with Industry laws and legislation. The hot water pipes are connected to an electric water heater that holds 80 litres the make is COINTRA or similar, the F type villas will have electric water heaters that hold 100 litres, and are the same make.

BATHROOM FITTINGS.

The porcelain bathroom fittings, the make is ROCA and the model DAMA or similar and the colour is white. The washbasin is encased in a marble surface. The bath is made of reinforced metal with handles, the make is METALIBERICA or similar.

The taps are mixer taps of the highest quality, the make is RAMON SOLER or similar with, stop taps in all of the fittings.

ELECTRICITY

The electrical installation will be carried out according to the Engineers Project, which has been stamped and approved by the corresponding authorities and complies with the regulations in force.

The mechanisms and electrical accessories will be the make SIMO, model 75 and similar and cream colour.

TELECOMMUNICATIONS

All the telephone points are left prepared so that the wiring can be connected from the Telecommunication centre to the urbanisation.

All the television points are prepared and connected with installations that will permit each villa to have both Digital and Terrestrial channels via satellite without having to install antennas in the villas therefore avoiding the unpleasant exterior image of a collection of antennas on the villas.

URBANISATION

All the villas have run in access up to the door and a parking place near to the entrance.

A water deposit 'aljibe' of potable water connected to the supply network of the urbanisation with a pumping station to regulate the necessary pressure will be installed.

The drainage network will be connected to the general purifier and the water will be used to water the garden areas that are adjacent to the phase.

Some rubbish collection rooms will be built at the entrances to the urbanisation.