



BUILD QUALITIES

JAYA



## FOUNDATIONS

The foundations are made by means of a system of reinforced concrete footings in accordance with the requirements and recommendations of the geotechnical report.

## STRUCTURE

Structural system in compliance with current regulations.

Basement structure using reinforced concrete walls.

General structural system of the property by means of reinforced concrete pillars and beams and waffle slabs with non-recoverable cassette.

All the metal reinforcements of the structure are joined and in turn connected to an earth ring that diverts any possible charges away from the house.



## ROOF

Thermal-acoustic insulation in compliance with the Technical Building Code, with XPS extruded polystyrene panels and waterproofing with asphalt sheeting on all terraces suitable for outdoor use.

Usable terraces will be finished with non-slip ceramic stoneware flooring.

Non-usable terraces will be finished with white gravel.

On the roof there is a technical area for the installation of antennas, outdoor air conditioning units and solar panels.



## FAÇADE

All façade walls are made in accordance with CTE requirements, using double ceramic partition walls with intermediate thermo-acoustic insulation.

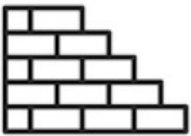
Façade finished externally with white waterproof single-layer mortar, finished with special paint for exteriors, with some of the building's areas featuring walls clad with natural stone masonry.

Balustrades and guttering made of single-piece aluminium, easy to clean and highly resistant to aggressive environments.

Glass railings that do not break the continuity of the views of the golf course.

Part of the terrace on the solarium comes with a cement and wooden pergola that filters the light.

The ground floor has a covered porch and open terraces.



## MASONRY AND INSULATION

Thermal and acoustic insulation in walls, roofs and floors throughout the property in compliance with the requirements of the Technical Building Code.

Interior divisions will be made with single 9cm thick ceramic brick partition walls.

Walls will be finished with plaster.

Ceilings throughout the property will have laminated plasterboard, with water-repellent board in exterior areas and bathrooms.

Laminated plasterboard curtain pelmets above windows

Removable false ceiling in bathrooms where the ventilation and interior air-conditioning unit is installed.

Final finishing of vertical and horizontal walls with smooth, washable plastic paint



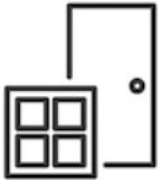
### FLOORING AND TILING

Top quality porcelain stoneware flooring in all the interior rooms of the property.

Top quality porcelain stoneware tiling on bathroom walls.

Outside, non-slip porcelain tiling on porches, terraces and roof.

### JOINERY AND GLAZING



Exterior aluminium carpentry with thermal break in anthracite colour 7016, double glazing with CLIMALIT type air chamber and Guardian Sun on balconies and windows, guaranteeing overall thermal and acoustic insulation.

Motorised blinds in bedrooms.

Double glazed railings with stainless steel profile.

Reinforced entrance door to the house, three locking points, with exterior wood panelling.

Interior doors made of white lacquered MDF, from floor to ceiling, with magnetic latch.

Sliding doors built into partition walls with metal casing.

Built-in wardrobes from floor to ceiling with white lacquered hinged doors and integrated handle.

Lined on the inside with textile melamine.

### PLUMBING AND SANITATION



Shower trays integrated in flooring.

Top quality wall-hung sanitary ware with built-in cistern.

In bathrooms, top quality built-in shower kit with thermostatic taps, with column and handle.

Washbasin on wall-mounted unit in all bathrooms, with top quality taps.

DHW is produced by means of an AEROTHERMIA heat pump, maintaining a 200-litre hot water accumulator with occasional support from an electrical resistance.

Water taps for irrigation on terraces and in the garden.

### ELECTRICITY



Property with high grade 9.2kw electrical installation.

Protected against overcurrent and short circuits.

Interior installation with top quality JUNG or similar brand mechanisms.

The wiring will be housed in non-flame propagating conduits.

TV sockets in living room, bedrooms and terraces.

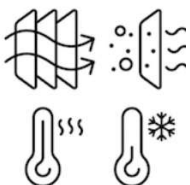
Data sockets in living room and bedrooms.

USB sockets in living room and bedrooms.

Installation prepared for internet connectivity subject to external connection provider.

Electrical pre-installation for automatic blinds in all the windows of the property.

### AIR CONDITIONING



Hot/cold air conditioning installation by conduits, the outside unit or heat pump is located on the roof. Calculated for the dimensions of each dwelling.

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



## TELECOMUNICATIONS

Installation for telecommunications connection according to current regulations.



## KITCHEN

Minimalist kitchen design, with high quality materials.

They will be fully equipped with wall and base units, fitted with Blum fixtures and fittings, self-braking drawers and with Gola opening system.

Column area equipped with modulation that houses panelled fridge, column for integration of microwave oven and cupboards for storage.

Porcelain worktop and front.

Electrical appliances included.

Top quality sink and taps.

3-bedroom homes with laundry area to house aerothermal system, washing machine and tumble dryer.

2-bedroom homes with laundry area on the terrace by means of a cabinet to conceal the aerothermal system, washing machine and tumble dryer.



## SOLARIUM

Ground floors with two private terraces facing two different orientations.

Penthouses with solarium with pergola made of laminated Swedish pine wood treated for outdoor use.

## GARDENS, COMMUNAL AREAS AND SWIMMING POOL



Two communal swimming pools and two jacuzzis.

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

Communal area with Co-Working space.

Landscaping of the rest of the plot with Mediterranean gardening in a minimalist style, designed around simple and elegant natural spaces, delimited by structural elements and native plants.

Environmentally sustainable, low-maintenance garden that projects an image of neutral colours integrated into the surrounding landscape.

Installation of drip irrigation network.



## BASEMENT

Communal basement with a parking space and storage room for each property.

Reinforced concrete walls with exposed finishings.





### PERSONALISATION OPTIONS

The following finishings can be chosen in accordance with the Personalisation Catalogue. Depending on the chosen finishings, these may or may not incur an extra cost.

- CERAMIC FLOORING IN THE HOME AND TILING IN BATHROOMS
- BATHROOM FURNITURE
- TAPS AND FITTINGS THROUGHOUT THE HOUSE
- KITCHEN FURNITURE FINISH AND MODULATION
- WORK-TOPS
- BUILT-IN WARDROBES

### EXTRAS



Anything that is not included in these specifications will be considered an extra. They will only be carried out on request and with the prior acceptance of the developer. A quotation will be presented to the client and once it has been accepted and paid for, it will be executed.

The purchaser gives permission to the developer to make changes and adjustments to the property without reducing the quality, if this is necessary due to technical aspects.

