



VILLA LE MANS

RESIDENTIAL COMPLEX LE MANS



QUALITY SPECIFICATIONS

LUXURY PROPERTIES

ORIHUELA COSTA - LOS ALTOS

QUALITY SPECIFICATIONS. VILLAS LE MANS.

Le Mans - it's a luxury residential complex, located in Orihuela Costa region of the province of Alicante. Each property is constructed on one floor and solarium. There are 3 bedrooms (2 en suite), 2 bathrooms, big halls, spacious kitchen opens to the living room with large windows and access to a large semi-covered terrace and pool.



QUALITY SPECIFICATIONS. VILLAS LE MANS.

STRUCTURE - FOUNDATION



Foundation made by shoes, belts and beams of Reinforced Concrete of high resistance.

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

DECK



Main decks and walkable solarium.

Covers waterproofed and with thermal-acoustic insulation.

FACADE - ENCLOSURE- ROOFS



Main facade cladding with first quality porcelain material PORCELANOSA.

White monolayer coated mortar scraped and painted finish.

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

Perimeter enclosure of the plot formed by reinforced concrete walls and metal fence lacquered to the oven.

GLAZING - ENERGY CERTIFICATE



Double thermal glazing - acoustic and safety glass in doors and windows. Acoustic and thermal insulation throughout the housing envelope according to regulations.

Qualified dwellings of High Energy Efficiency.

QUALITY SPECIFICATIONS. VILLAS LE MANS.

EXTERIOR CARPENTRY - DOORS AND WINDOWS

Aluminum exterior carpentry with thermal break, textured black color.

Motorized aluminum blinds in bedrooms. (Optional blinds in other rooms).

Armored main entrance gate.



INTERIOR CARPENTRY - FURNITURE

Doors in white lacquered DM material, with a sheet of 0.82 - 0.72 x 2.10 and fixed flush to the ceiling according to rooms. Modular wardrobes in bedrooms, covered internally by melanin textile finish, with drawers, shelves and hangers. White lacquered hinged or sliding doors with concealed handle.



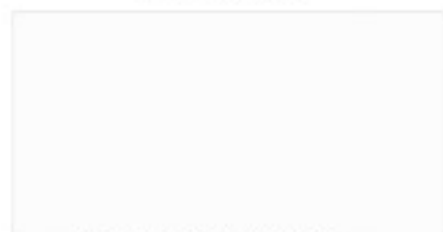
KITCHEN FURNITURE - COUNTERTOPS

Kitchen furniture with high and low modules (PORCELANOSA kitchen furniture optional). The countertop of brand Compactø or Silestoneø in bench and peninsula. (Material KRIONØ PORCELANOSA optional). Stainless steel sink and high pipe taps with mono drive.



EXAMPLES OF MATERIALS AND ITEMS:

COUNTERTOP



KRION SNOW SHITE

FURNITURE OPTION 1



BLANCO NUBOL

FURNITURE OPTION 2



EUCALYPTUS BLOND



BLANCO NUBOL



FAUCET: NOKEN ARQITECT



KRION INTEGRATED
COUNTERTOP SINK

QUALITY SPECIFICATIONS. VILLAS LE MANS.

HOUSEHOLD APPLIANCES



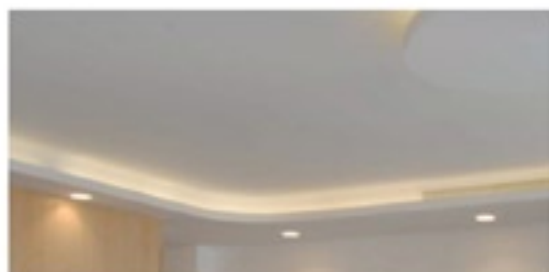
Integrated in the design of the kitchen furniture.
(Not included in the price of the house).

ELECTRICAL INSTALLATION - TELECOMMUNICATIONS



Electrical installation embedded in the whole house, according to regulations. High-level power (9.2 kW). Plugs and switches according to electricity plan. Niessen brand model Zenit. Pre-installation for charging point electric vehicle. Installation of fibre optic for television and internet in the residential. Cabling CAT 6 internet inside the housing. Pre-installation for photovoltaic equipment using solar panels 3.0 kW (Optional).

LIGHTING



Exterior wall lights on the facade and lighting installation inside the house according to plans.
(Optional: Plugs, switches or additional lighting according to the Client's needs).

OUTSIDE PLOT - GARDENING

Metal doors and main fencing according to design. Printed concrete floor in the private parking area and central street of the Residential. Telecommunication socket and water supply point on an outdoor terrace. Finishing of a garden area using artificial grass and Washingtonia palm or similar.



QUALITY SPECIFICATIONS. VILLAS LE MANS.

POOL 6x3 m

Formation of glass by concrete gunite, waterproofed and covered with glass mosaic.

Access staircase of the same material and outdoor shower set with paved area.

Filtering and pumping equipment, automatic and programmable. White LED lighting.

Shower and perimeter pavement in pool area according to plans.



FLOORING - CLADDING - PAINTS

PORCELANOSA 1st quality porcelain flooring inside the house, terraces, balcony and solarium. Metal interior staircase with ash wood steps.

Tiling of bathrooms by a combination of first quality PORCELANOSA porcelain material according to design.

False ceilings of PLADUR, with the formation of moat or curtain according to rooms.

Interior wall cladding with plaster. Smooth white paint on walls and ceilings.

FLOORING OPTION - INTERIOR AND EXTERIOR



NEWPORT NATURAL
59,6X59,6 CM

RUNG MATERIAL

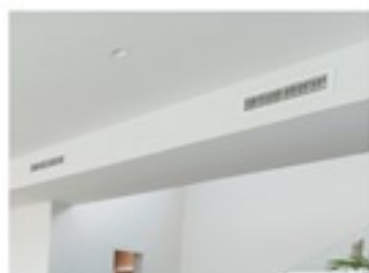


NATURAL WOOD
SOLID ASH 90X28 CM



QUALITY SPECIFICATIONS. VILLAS LE MANS.

INSTALLATIONS - VENTILATION



Sanitary hot water via an Aerothermal wall heat pump in the solarium with an accumulator of 150 litres. Pre-installation of ducted air conditioning throughout the house (except bathrooms) with lines for connection of outdoor units. (Machines not included). Intercom and intercom on the floors of the house integrated for opening pedestrian access to the residential. Micro-Ventilation through ducts with mechanical extraction on all floors of the house. Installation of telecommunications, including digital terrestrial television by optical fibre.

BATHROOMS - TOILETS - TAPS

ARQUITECT ed toilets with built-in cistern and integrated push-button. Bathroom furniture with drawers and countertops PORCELANOSA. SLATE PORCELANOSA shower trays in all bathrooms. Shower screens with sliding door in tempered glass. Complete PORCELANOSA taps in bathrooms with sprinklers and/or columns in showers (According to design).

BATHROOM GROUND FLOOR:



SPRINKLER NEPTUNE SLIM
RONDO 15CM CHROME



SHOWER KIT
HOTELS CHROME



MON M. HOTELS
BUILT-IN

BUTTON. DOUBLE
FRONT SMART LINE

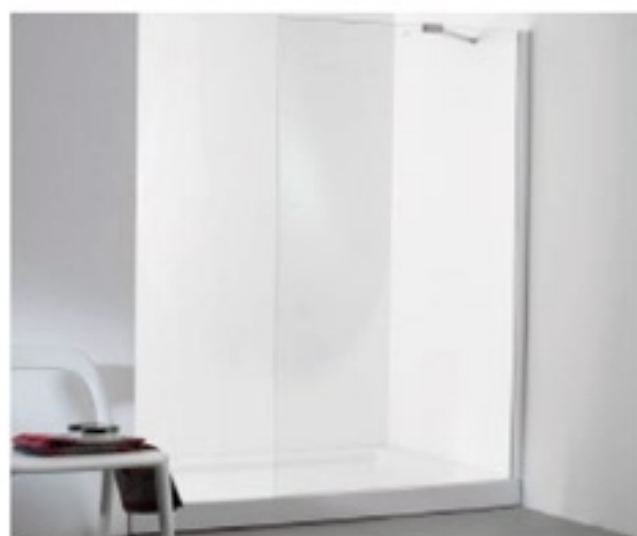


TOILET
SUSP. ARQUITECT

QUALITY SPECIFICATIONS. VILLAS LE MANS.



SHOWER TRAY SLATE
160X80 CM



YOVE SCREEN 90 CM



SQUARE 60CM WHITE
CENTERED BREAST



MONOMANDO
HOTELS

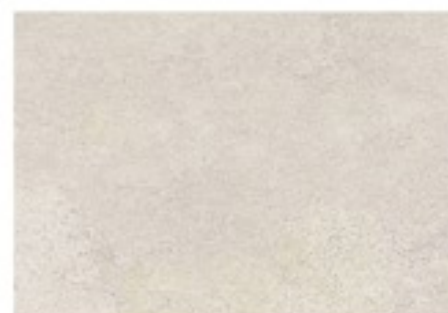


CUBE OAK FURNITURE
60 CM

COATING:



OLD NATURAL 33X100 CM
RECTIFIED



NEWPORT NATURAL
59,6X59,6 CM

QUALITY SPECIFICATIONS. VILLAS LE MANS.

BATHROOM 2 - FIRST FLOOR:



SPRINKLER NEPTUNE SLIM
RONDO 15CM CHROME



SHOWER KIT
HOTELS CHROME



MON M. HOTELS
BUILT-IN

BUTTON. DOUBLE
FRONT SMART LINE



TOILET
SUSP. ARCHITECT



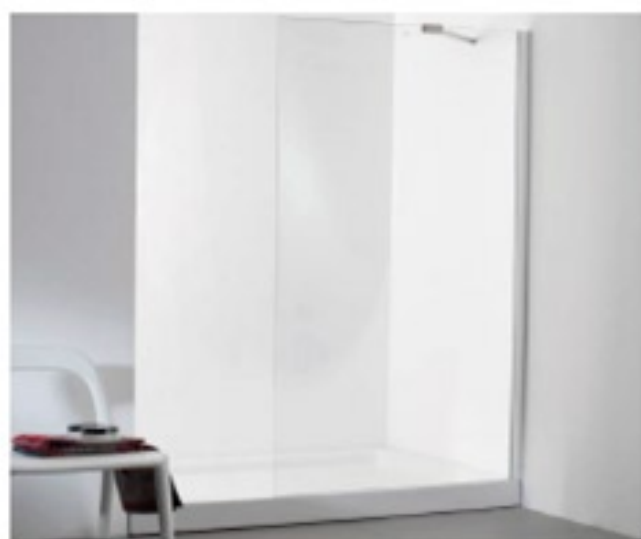
MONOMANDO
HOTELS



SQUARE 80CM WHITE CENTERED BREAST



SHOWER TRAY SLATE
160X80 CM



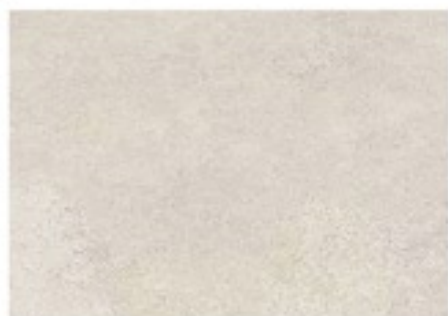
YOVE SCREEN 90 CM



CUBE GREY FURNITURE
80 CM

QUALITY SPECIFICATIONS. VILLAS LE MANS.

COATING:



NEWPORT NATURAL
59,6X59,6 CM

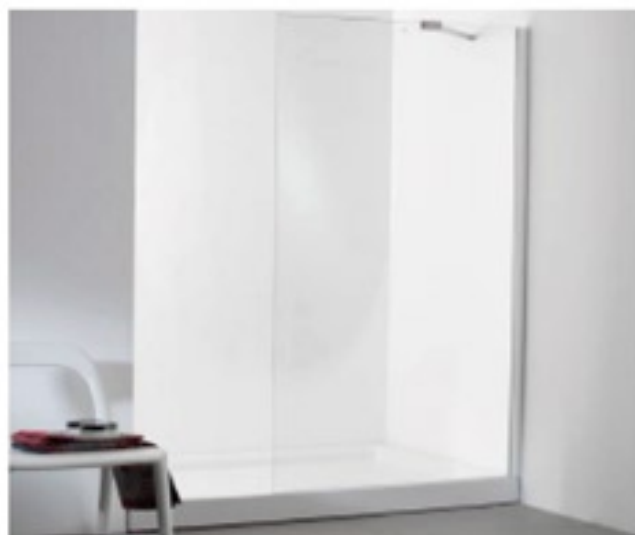


OLD NATURAL 33X100 CM RECTIFIED

EN SUITE BATHROOM - FIRST FLOOR:



SHOWER TRAY SLATE
160X80 CM



YOVE SCREEN 90 CM



SPRINKLER NEPTUNE SLIM
RONDO 15CM CHROME



SHOWER KIT
HOTELS CHROME



MON M. HOTELS
BUILT-IN

BUTTON. DOUBLE
FRONT SMART LINE



TOILET
SUSP. ARQUITECT

QUALITY SPECIFICATIONS. VILLAS LE MANS.

MONOMANDO
HOTELS



SQUARE 80CM WHITE CENTERED BREAST



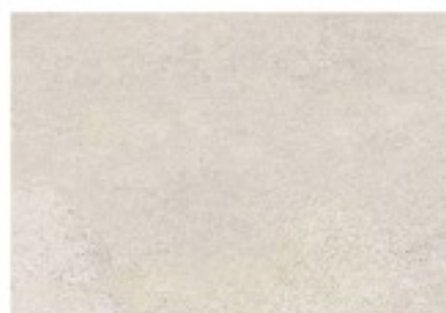
CUBE GREY FURNITURE 80 CM



COATING:



DOVER SPIGA CALIZA 33X100 RECTIFIED



NEWPORT NATURAL
59,6X59,6 CM

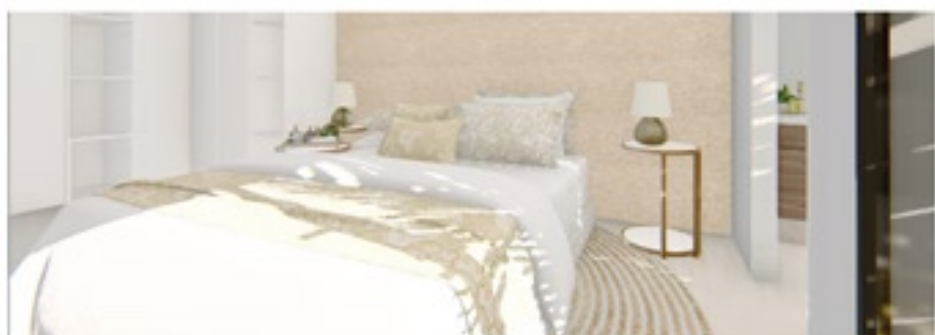
LE MANS RESIDENTIAL



Residential with private access.

Door for access of vehicles to the residential with opening by remote control.

Centralized mailboxes in main access.



** 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 in Orihuela Costa (La Zenia - Torrevieja) C. Caspio, 03189, Orihuela Costa, before need to take an appointment with sales manager Daniel Prats Phone: 647 485 549 for the choice of any element with which they wish to customize the interior of their house.