

DOSSIER & Building specifications

Residential Catalina
Sunset



**CAMPANA
GARDEN**



All brands reflected here are likely to be replaced by others of equivalent level.

Images shown here are an approximation, as faithful as possible, of the final result of the property designed, with the specifications indicated in this document which could be modified due to technical or legal requirements but always provided they are justified and do not imply a substantial alteration of the property and/or a decrease in the quality of the materials/equipment of the property. Furniture and white goods shown are not included. All the information and delivery of documentation will be provided in accordance with the provisions of Royal Decree 515/1989, of April 21st, and other regulations that may complement it, whether of a state or regional nature.

Sunset

"Sunset is a magical time to get relaxed and go over the day".

This moment of reflection could be on the most pleasant experiences of the day and what better place to enjoy it than in an exclusive house of this complex that sharpen your senses.

immerse yourself!



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The Natural Environment

Moodboard exterior



Finestrat has become a booming destination. Its new recreation area has given it the status of a select and exclusive village for both, those who seek a relaxed and intimate place without giving up the comforts of having all the services nearby, and for those who prefer brief but intense vacation periods where the social and leisure offer prevails.

This Project of remarkable Mediterranean character combines three essential aspects: landscape, comfort, and sustainability.

EXTERNAL DEVELOPMENT.

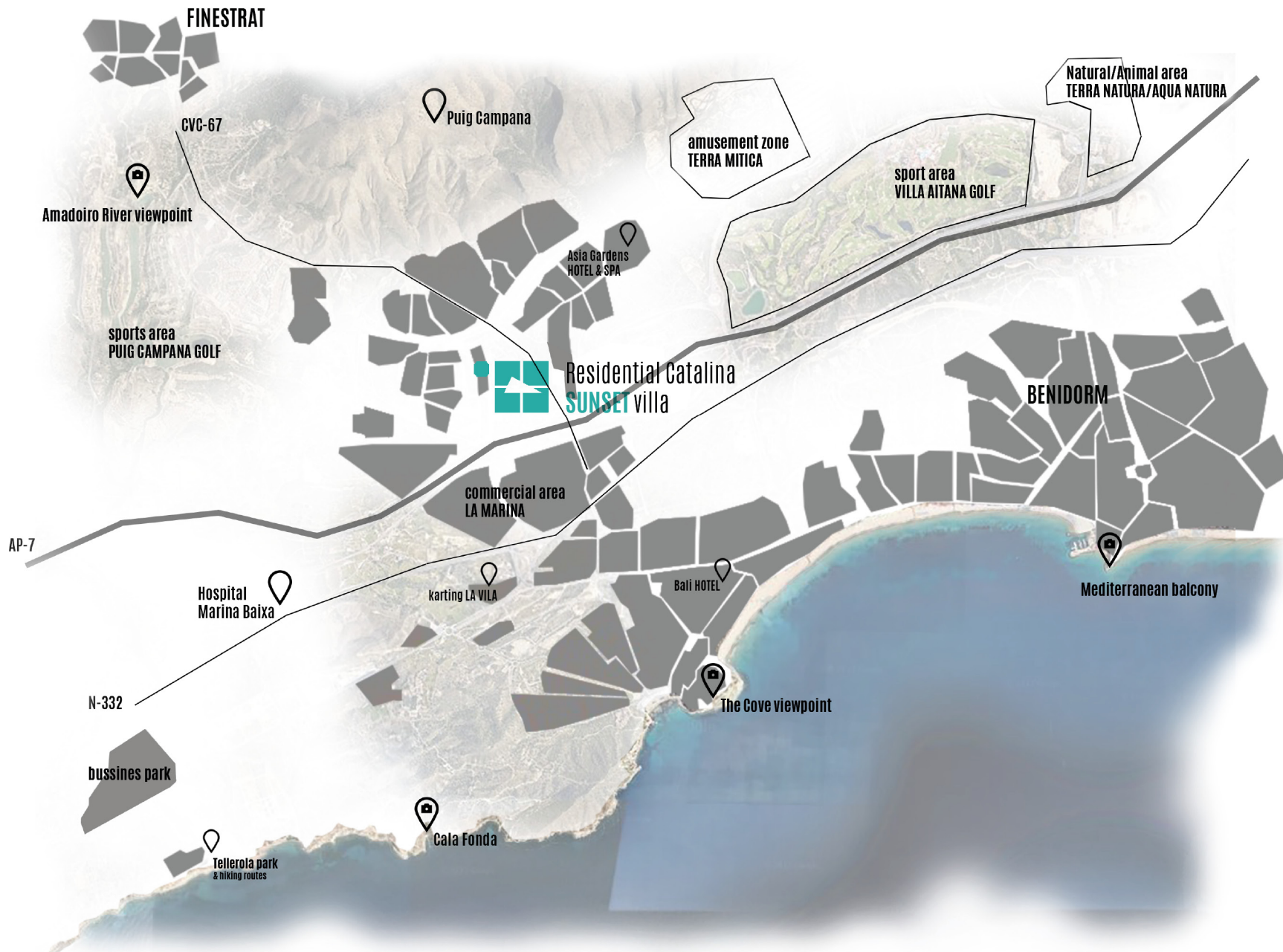
The complex is located in a privileged sector very well connected. Its access from the AP-7, the N-332 or other routes like the CV-767, is very easy

Likewise, it is very closed and quick to reach other towns of the Province like Benidorm, Altea or Villajoyosa.

INSIDE PLOT

Between Sierra Cortina and the Mediterranean as main protagonists, a type of residential with wide spaces connected inside and outside at different levels has been designed. Light is the main focus of the design changing the construction perspectives and giving to every single corner a special essence.

An experience based on the harmony of materials, textures and colours specially chosen for the aesthetics of the whole.





The Plot

TERRACES AND/OR PRIVATE GARDENS

Terraces will be paved in a non-slip material special used for outdoors.

All terraces will count with a lighting point and luminaire, or alternatively, with a combination of Led lighting, as per design, to optimize resources and consumption.

The private back area will count with a power socket and a water faucet to raise the possibility of developing a barbecue area.

The private plot will have a specific closure at its front with a design that enables it to be totally integrated with the aesthetic of the facades. The plot surface will be delivered on natural terrain, with the possibility of planting garden areas through a well-kept, adapted, and low-water consumption landscaping project.

STRUCTURE AND FOUNDATION

The structure will be in reinforced concrete following the Construction Earthquake-Resistance Regulation. The structure will be calculated according to current legislation and Technical Building Code.

The foundation will be designed in accordance with the conclusions of the geotechnical study.

PARKING SPACE, BASEMENT AND UTILITY ROOMS

The entrance and exist doors of the parking area will be automatic, sliding, or double leaf swinging doors depending on the plot, and they will count with a special anti-crushing device and remote control.

Pavement in this area will be all in low-relief printed concrete with a pigmented surface.

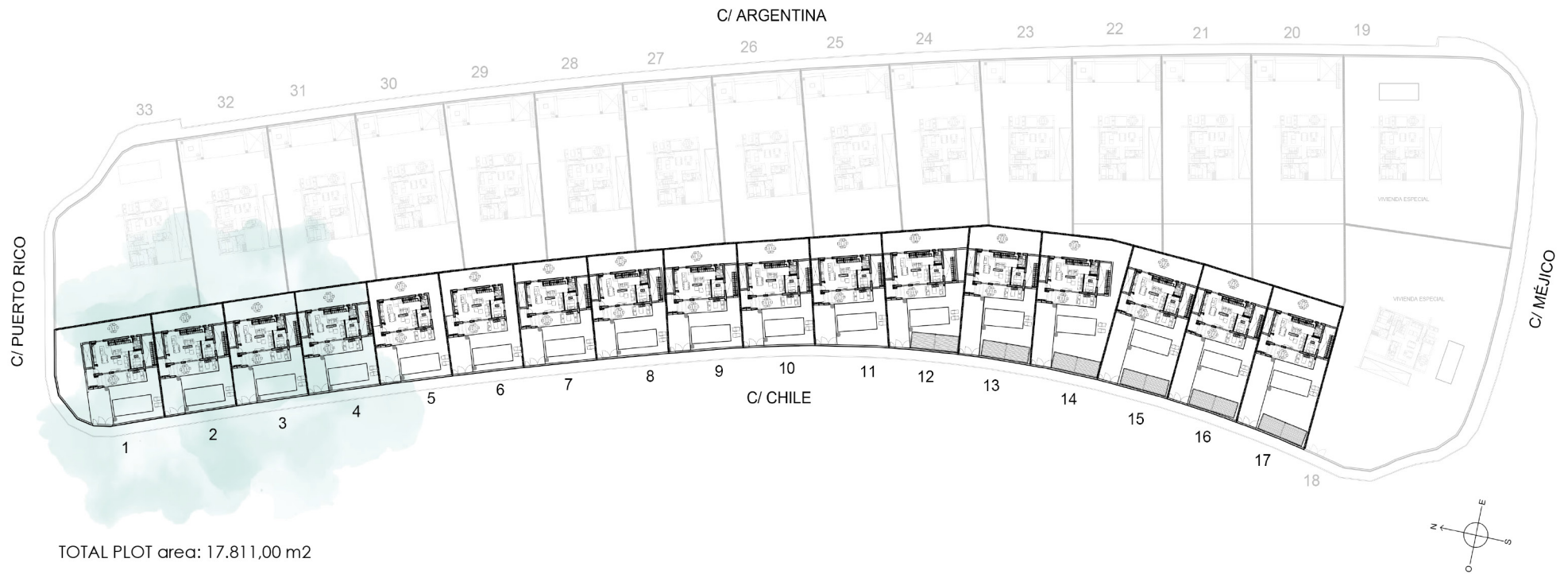
Utility rooms will be placed under stairs and could be integrated into the dwelling with white panel-style doors matching the rest of the carpentry.

Sunset





URBAN COMPLEX _ Residential **CATALINA**



TOTAL PLOT area: 17.811,00 m2

PHASE I		PHASE II	
Plot 1:	406,00 m2	Plot 3:	304,80 m2
Plot 2:	304,90 m2	Plot 4:	304,80 m2

*the m2 of surface are approximatet





GENERAL PLOT WITH BASEMENT



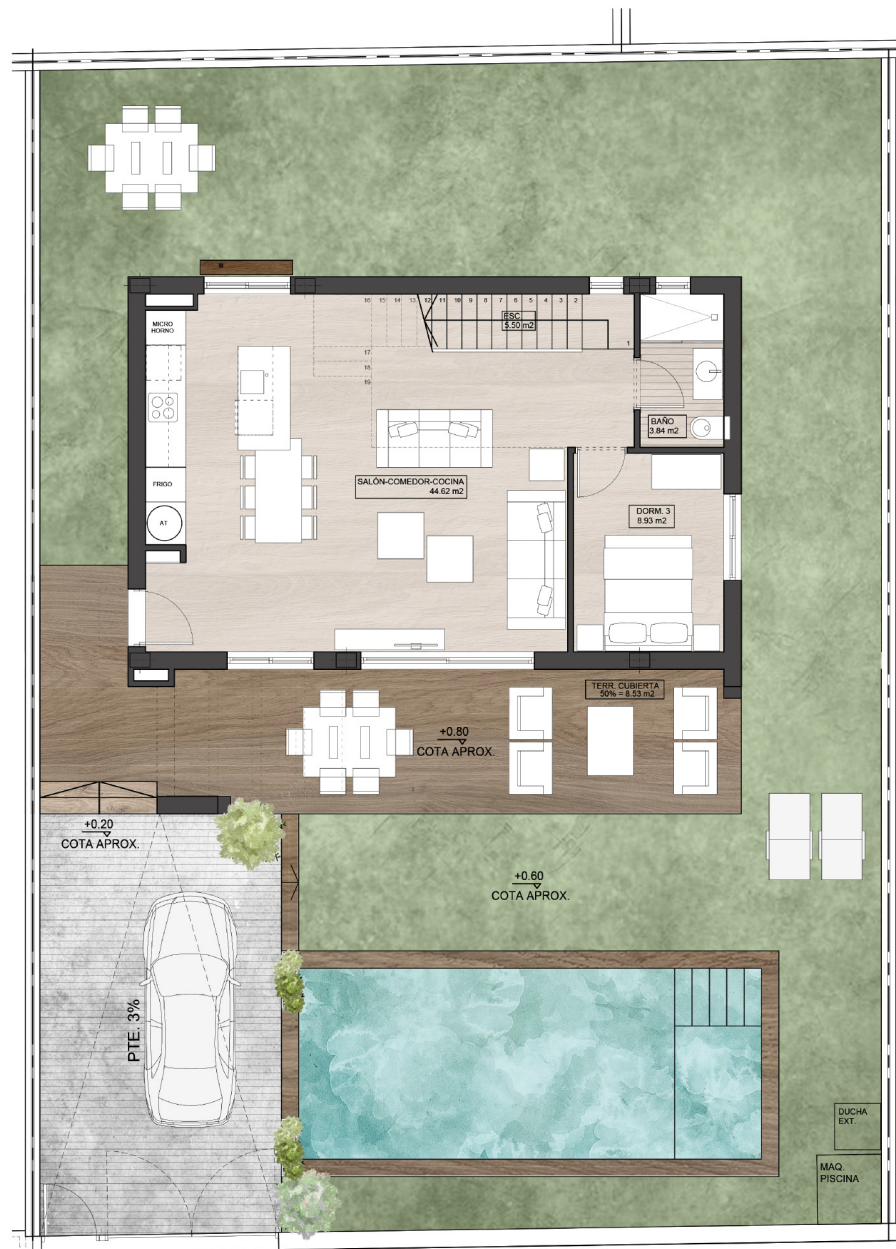
SURFACES

CLOSED BASEMENT	67,85 m ²
COURTYARD 1	18,70 m ²
COURTYARD 2	9,73 m ²
CLOSED HOUSE GROUND FLOOR	71,92 m ²
SEMI-COVERED TERRACE G.FLOOR	32,60 m ²
CLOSED HOUSE FIRST FLOOR	48,28 m ²
FIRST FLOOR OPEN TERRACE	14,51 m ²

TOTAL 263,59 m²

APPROXIMATE POOL SURFACE 26,40 m²
(APPROX. PLOT SURFACE ACCORDING TO THE COMPLEX PLAN)

GENERAL PLOT WITHOUT BASEMENT



SURFACES

CLOSED HOUSE GROUND FLOOR	71,92 m ²
SEMI-COVERED TERRACE G.FLOOR	32,60 m ²
CLOSED HOUSE FIRST FLOOR	48,28 m ²
FIRST FLOOR OPEN TERRACE	14,51 m ²

TOTAL **167,31 m²**

APPROXIMATE POOL SURFACE 26,40 m²
(APPROX. PLOT SURFACE ACCORDING TO THE COMPLEX PLAN)



The Property

Moodboard baño Suite 2

painted paper



indoor flooring



overall coating

All the interior floor of the property will be in imitation wood porcelain finished with a white skirting matching the interior carpentry to get a total aesthetic integration and continuity between the different plans.

Walls and ceilings of the house will be finished in smooth plastic paint with soft colours. A false ceiling will be installed in all floors, except in basement, and putting the curtain rods in windows openings

Indoor security handrail in white painted iron on the concrete staircase coated with the same material as the welded.

The kitchen has been thought to be a space more in the house. Totally fused with the essence of the house, it has been carefully designed to get a comfortable atmosphere and become a flexible room adaptable to any type of needs to take full advantage of its equipment and modularity.

Our kitchens include the following qualities and finishes:

- > Kitchen front finished in wood cladding with relief on partitions.
- > Self-closing drawers and wooden doors with hinges with retaining stops against noises.
- > Countertop and baseboard in Compac material or similar.
- > Island with an overhang zone for stools and dining table integrated into the whole
- > Stainless steel sink under countertop with mixer taps and filter unit integrated.

Both, the worktop and the front with shelves, will have LED lighting.





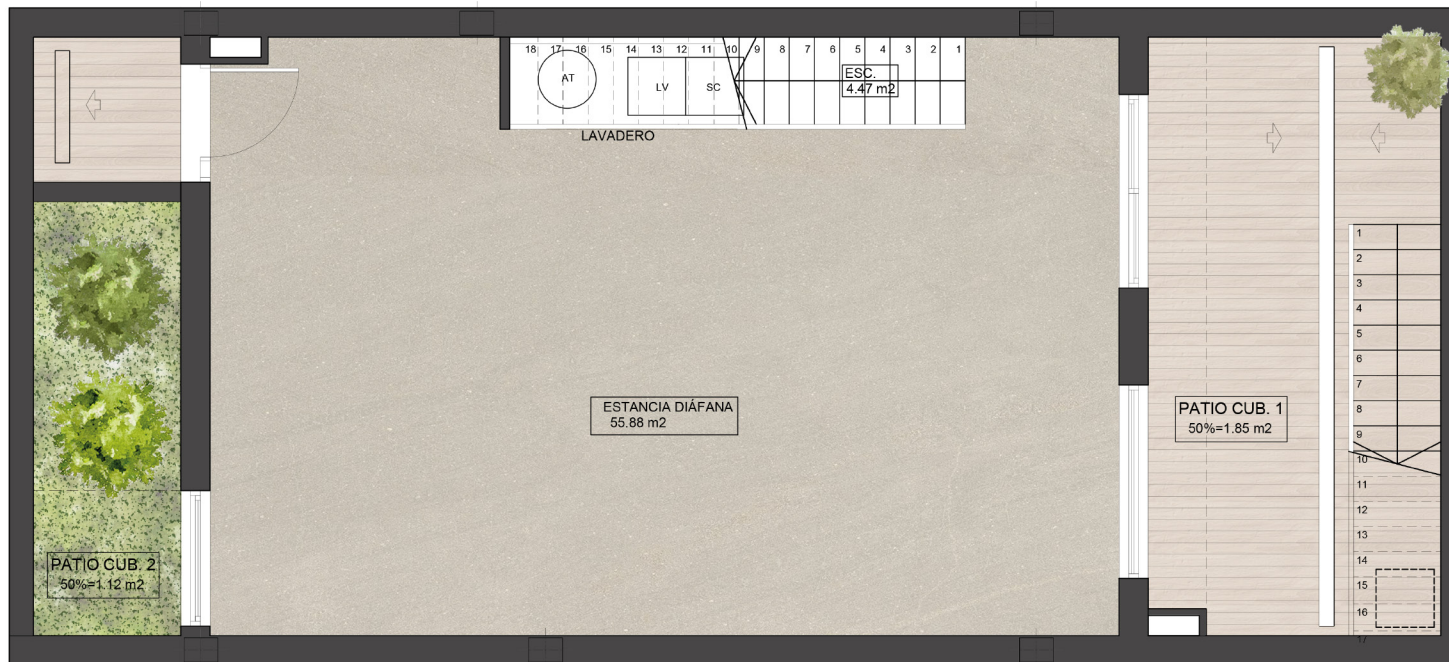
BASEMENT FLOOR

SURFACES

CLOSED BASEMENT	67,85 m ²
COURTYARD 1	18,70 m ²
COURTYARD 2	9,73 m ²
CLOSED HOUSE GROUND FLOOR	71,92 m ²
SEMI-COVERED TERRACE G.FLOOR	32,60 m ²
CLOSED HOUSE FIRST FLOOR	48,28 m ²
FIRST FLOOR OPEN TERRACE	14,51 m ²

TOTAL **263,59 m²**

APPROXIMATE POOL SURFACE 26,40 m²
(APPROX. PLOT SURFACE ACCORDING TO THE COMPLEX PLAN)



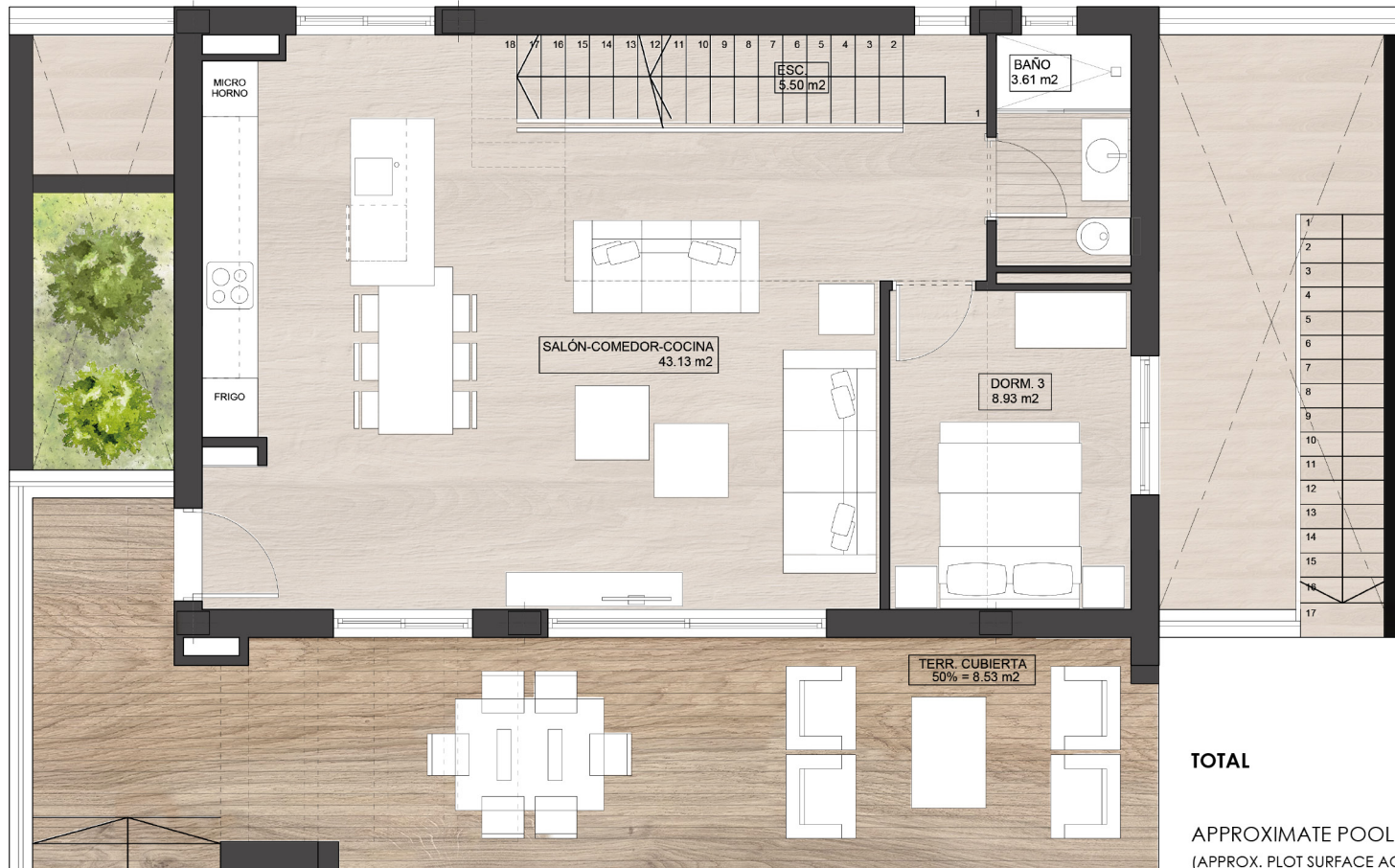




GROUND FLOOR

SURFACES

CLOSED BASEMENT	67,85 m ²
COURTYARD 1	18,70 m ²
COURTYARD 2	9,73 m ²
CLOSED HOUSE GROUND FLOOR	71,92 m ²
SEMI-COVERED TERRACE G.FLOOR	32,60 m ²
CLOSED HOUSE FIRST FLOOR	48,28 m ²
FIRST FLOOR OPEN TERRACE	14,51 m ²



TOTAL **263,59 m²**

APPROXIMATE POOL SURFACE 26,40 m²
 (APPROX. PLOT SURFACE ACCORDING TO THE COMPLEX PLAN)





FIRST FLOOR

SURFACES

CLOSED BASEMENT	67,85 m ²
COURTYARD 1	18,70 m ²
COURTYARD 2	9,73 m ²
CLOSED HOUSE GROUND FLOOR	71,92 m ²
SEMI-COVERED TERRACE G.FLOOR	32,60 m ²
CLOSED HOUSE FIRST FLOOR	48,28 m ²
FIRST FLOOR OPEN TERRACE	14,51 m ²



TOTAL **263,59 m²**

APPROXIMATE POOL SURFACE 26,40 m²
(APPROX. PLOT SURFACE ACCORDING TO THE COMPLEX PLAN)





The Materialization...

Moodboard bath Ground floor

overall coating



coating detail

Bathroom walls will be clad in top quality porcelain stoneware to protect from hits and atmosphere saturation.

False ceilings anti-damp will be installed with tapered areas of lacquered wood slats in white.

Main bathroom, minimal designed, will have, in one of its parameters, a washable wallpaper resistant to sunlight and moisture.

All bathrooms will include a shower tray flush with the paving, textured white, anti-bacterial and non-slip material.

The shower screen will be in fixed glass and will have a safety anchor system, with thermostatic faucet mostly chrome finish.

The white ceramic basin will be integrated into a wall-hung furniture with mixer taps and its design will vary depending on delivery and project.

Wall-mounted compact toilet with concealed cistern, in white colour and modern design.

Bathrooms could have floor heating, extra upon request, as well as the possibility to adapt a bath in any of them.

PLUMBING AND SANITATION

The plumbing installation will include water intakes for any sanitary equipment in bathrooms and kitchen -sink- as for white goods in this area and/or laundry room. The property will have a general cutting key and independent stopcocks in humid rooms.

Water heating will be produced by central arothermal, a high efficiency installation.

Each sanitary appliance of the property will be connected to the sewage system, running the downspouts through the chambers of the house and being these in soundproof PVC. The installation will comply with the specifications of the Basic Noise Protection Document (DB HR) in terms of acoustic emissions.





The Interior design...

Moodboard bathroom Suite 1



Inside the property, carpentry will be as it follows:

> Armoured door with security lock in main entrance to the house.

> Interior doors of the house coplanar to the roof with fixed top in White lacquered finished and polished steel crank handles. Primarily swing doors, except in those cases where it is advisable to install sliding doors for a better and profitable used of the room to which they give access.

> Modular wardrobes in White finish with a standard interior design of shelves and hanging bar plus a drawer inside, all this textile coated.

VENTILATION

The property has a ventilation system to guarantee the indoor air quality and according to the Technical Building Code.

HEATING AND AIR CONDITIONING

The property is equipped with a complete cold and heat ducted air conditioning pre-installation under the false roof, with supply and return grilles, being the access points to the machinery in bathrooms.

Highest comfort can be achieved with the installation of floor heating through a pipe network under flooring with temperature control by thermostat; one economic and space saving system against traditional systems.

ELECTRICITY AND TELECOMUNICATION

The property will have electrical sockets and points for telecommunication installed according to the Low Voltage Electrotechnical Regulation. It will also have phone and TV jacks in living room, basement, and bedrooms as well as in the main terrace, leaving just power outlets in secondary rooms.

The automatic video intercom will connect the main access of the complex.

Light points will be recessed in false ceiling, with LED technology equipment.

Exterior lighting will be supplied by wall lamps or LED modules to highlight singular points.





Let us talk about the exterior...

Facades have been designed to get an attractive and dynamic image through the combination of different materials of a notable modern character.

A game of lights and shadows is generated by using movement of volumes which gives the property a bold and renewing aesthetic according to XXI century requests.

Facades will count with air chambers with thermal and acoustic insulation for a significant energy efficiency and a great comfort inside the property.

Termination of house roofing will vary depending on the use it has been projected, with thermal insulation and waterproofing layer to guarantee the watertightness.

Properties with walkable roof have a non-slip floor and a handrail of glass protection to get higher security. Those with non-passable roof will be finished with artificial grass.

OUTDOOR CARPENTRY AND GLASS

Outdoor carpentry and externally glazed windows ensure compliance of the Technical Building Code, specifically the Basic Document of Energy Efficiency and Protection against Noise, increasing the degree of comfort inside the property

- > Carpentry with aluminium profile with thermal bridge break according to the project design of high thermal and acoustic performance.

- > Double glazed windows with air chamber.

- > Roller blinds in aluminium slats with insulated box and electrical conditioning, in a similar colour to that of the outdoor carpentry.

Sunset





Sustainability and...

Properties have an energy class rating **A**, a clear indicator of their thermic and lighting comfort as well as a good indoor air quality offered by this complex.

AEROTHERMAL

The production of domestic hot water is made through an aerothermal heat pump, an efficient and sustainable system that takes advantage of the existing thermal energy in the air and transfers it to the interior of the house to provide sanitary hot water. The heat pump gets a significant energy saving and reduction of direct CO2 emissions.

Extras

CHARGING POINT

Provision to have a charging point for an electric car will facilitate its installation in case of request, with no needs of extra works in the car park area.

EXCELLENCE

Advisory service to customize your new house for an optimum use:

- > Barbecue area design, basement distribution...
- > Solar protection through pergolas or box awnings installed in facade.
- > Modulating kitchen space and choice of white goods.
- > Welfare gains with security and technology devises.
- > Quality and finishing material improvement.
- > Other measures for a **“green”** house:

- Solar panels
- Pool cover
- Salt Chlorinator
- Garden Project
- Bioclimatic pergola

SUNSET





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