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Mediterranean Views II

THE INTERIOR URBANIZATION

Access to Urbanization Area

The exclusive residential complex once completed will consist of 5 blocks with a total of 57 homes and will have pedestrian access controlled by video intercom and regulated access with motorized doors for vehicles to garage. Blocks 1-2-3 will have their main pedestrian accesses on Calle Berlín 5 and blocks 4-5 on Calle Londres 9. They will be equipped with centralized mailboxes for the 57 homes.

Common areas

Bicycles parking, large indoor green areas and a natural recreation area to the west of more than 2,000 sqm, make unique the environment of the urbanization area.

Zones of pedestrian passage in the blocks will be finished in combinations of paved and planters. In the recreational area, the steps will be in river sand of different colors, with the rest of the area in natural ground.

Gardening depending on the area would be composed of pine trees in natural land, palm trees, other trees, natural grass in some areas and shrubs in different areas of the plot. Irrigation system with programmers, to facilitate maintenance and correctly manage the water consumption.

Urban furniture equipped with benches, bins, bicycles parking, playgrounds and healthy bio areas. Barbecues will be installed in a picnic area in the rear common urbanization area.

Installations of Interior lighting and Security with Access Control by Closed Circuit Television Cameras.

Swimming Pool

Beach area of a communal pool of approximately 660 sqm, with a swimming pool for adults with access ladder and stainless steel bar, and another for children, finished in tile, with overflow system with grid on a long side and with installation of debugging and lighting with LED spotlights. It will be equipped with WIFI in the pool area. Beach area with ceramic pavement, natural grass and shrubs with trees. All surrounded by a perimeter fence with access door, to control the entrance.

GYM-Sauna-SPA

Exclusive Gym in basement, with views and ventilation to the common areas in front of block 3, equipped with Finnish Sauna for 4-5 people, SPA area and equipment for GYM with 2 treadmills, 2 ellipticals and 2 bicycles, auxiliary material for fitness, bathrooms and air conditioning installation.

Basement

The basement in blocks 1-2-5 or semi-basement in blocks 3-4, the rolling area will have an open roof, leaving parking spaces covered. Access and exit of vehicles will be through Berlin Street.

QUALITY SPECIFICATIONS

Equipped with regulatory facilities such as electric lighting, fire detection, carbon monoxide and forced ventilation, all according to current regulations.

Floor finish in polished gray concrete, with signage paint on walls and pillars. Entrance and exit ramps with printed or lined concrete, in colors and textures to be chosen by the PM.

Storage rooms in basement with metal door, ventilation grille and interior light spot.

From the basements ground floor properties would be accessed, entering by their private part and with an internal staircase.

BUILDING

Foundation

Made with reinforced concrete footings.

Structure

Formed by pillars, floors and reinforced concrete stairs.

Façade and Roof

The façade will be finished in scratched and waterproofed monolayer cladding in different colors, blind divisions between neighbors of approximately 2m height and balustrades of balconies with laminated safety glass.

Roof covering of the building with thermal insulation based on extruded polystyrene, mortar and waterproofing for exteriors.

In this way, a sustainable construction is carried out, with energy savings and improvement in comfort on the upper floor.

Common areas

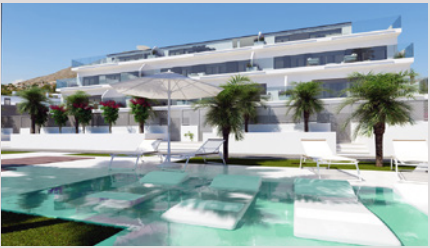
The entrance hall to the building will be covered in floor, walls and ceiling, according to the design of the PM. On the communal staircase and access to properties, granite of first quality, and on walls monolayer coating. Rear enclosure of corridors and staircase in mesh and stair railing according to design of the PM. The lighting in common areas will be Led type and will be regulated in the elevator area with presence detectors, generating energy savings when switched on only according to occupation and needs.

Lifts

They will be equipped with the latest ecological technology (interior circuits) consisting of a lift without machine room, with a stop to garage, with automatic locking system, accessible for the disabled and with telephone connection to the outside.

Energy Rating

The houses have an energy rating B



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THE HOUSE

Masonry

Exterior enclosures with double brick factory, and intermediate thermo-acoustic insulation according to TBC.
Interior partition with double hollow brick of 7 cm., received with cement mortar and medians between homes with double partition and acoustic insulation.

Tiling

A combination of ceramic tiles of the first national quality from floor to ceiling in bathrooms in Porcelanite 9515 White with 30x90cm relief, combined with areas finished in paint.
Laundry also finished in ceramic tiles Future white brand 25x70cm.

Floors

Porcelain flooring of 1st national quality inside of properties, Rocersa Materia Marfil 37x75cm rectified.
Wooden baseboard lacquered in white will be placed throughout the interior of the house.
Between plants, acoustic insulation will be placed on impact.

For the terraces and private solarium on the roof, non-slip ceramic tiles of the 1st national quality brand Rocersa Materia Marfil 31x60cm will be used, adding thermal insulation, to achieve energy savings.

Continuous Coating

Continuous plaster with white plaster stuccoed on vertical walls, with PVC warmers.
Smooth plaster throughout the house, except on the roof. In the bathroom where the interior air conditioning machine is located, will be removable plates for maintenance.

Painting

Plastic paint with smooth finish throughout the house.

Interior Carpentry

Armored entrance door of the Italian brand DIERRE model Sparta 5, with lateral closing points, maximum security lock with anti-drill protection and anti-lever, classified with anti-intrusion protection Class 3, lacquered in white inside and finished outside in PVC board.

Blind doors with fixed top to the ceiling, finished in white, with chromed closing handles. (9 cm rugs on all doors)
All homes are equipped with two built-in wardrobes with folding and/or sliding doors finished in white, with great interior height. The interiors in white will be equipped with hanging bar and loft, in all cabinets. And a chest of drawers and pants will be distributed.
On floor 2, in the main room will be open dressing rooms.

Exterior Carpentry

Aluminium of EXLABESA or similar recognized prestige brand, lacquered in RAL 7022 or similar, with RPT, with windows and balconies with sliding doors. Exits to terraces are large balconies.
Aluminum blinds with motorized drive with push button inside, in each room.

Aluminum lattices in laundry rooms.

Windows with double glass type Climalit or similar of 6 + 16 + 6 mm. Balconies with double Climalit glass (3 + 3) +8+ (3 + 3).

Plumbing

Composed of connection from the outside to counters battery and indoor network in the house with cold and hot water.
Cutting keys per property in bathrooms, kitchen and toilets, with bithermal water inlets for the washing machine and dishwasher, according to TBC.

The townhouse properties of the second floor in its private solarium, and the ground floor houses on its terrace, will carry a water point and shower.

Domestic hot water (DHW) is produced individually using aerothermal equipment and electric resistance support, with a capacity of at least 110 liters, located in a basement laundry room in ground floor dwellings, in kitchens or laundry of first floor dwellings and in bathroom 3 in second floor homes.
Hot water pipes, insulated to reduce heat losses.
Drains made according to PVC standards.

Toilets

Sanitary ware of first Italian brand HATRIA or similar brand of recognized prestige, with cushioned cover and built-in tank.

Bathroom furniture with sinks incorporated in all the bathrooms.Mirrors included.

Shower trays in all bathrooms of Roc-Stone with white slate finish or similar, by the Spanish brand Poalgi.
Fixed shower enclosures included in all bathrooms.

Thermostatic faucets in showers, single-lever taps in sinks and scrubber, all them of the German brand HANSGROHE.

Scrubberof the recognized brand TEKA or similar.

Electricity-Telecommunications

Installation with a high electrification level of 9.2 KW, with electrical branches and overcurrent protections, being connected all the metal elements of the house and building to the ground in the foundation.

Inside the houses, they will have first quality mechanisms, with TV points in the living room and all bedrooms and TLF in the living room and master bedroom.
All homes, even on the second floor in their private solarium, will have a TV point and plug in the large terraces.

The basement properties, will have installation of TV point, plugs and TLF socket.They will also carry pre-installation for a split air equipment.

Installation of video intercom with color screen, in all properties.

Installation of satellite-oriented community dish and individual satellite digital receiver in each house, with the capacity to see a large number of channels.

Domotics



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It includes the installation of intelligent Domotic system that includes a complete technological advance in the house with the Control of the following components:

- In the living room, a color screen is installed that acts on various aspects.
- Illumination control, simulations of presence can be done with domotic lighting circuits.
- Control of a living room blind.
- Globally air conditioning ON/OFF control.
- Flood technical alarm, in three points of the house.
- Detection of smoke fires in the kitchen.
- Installation of interior WIFI system with wireless access point.

It includes software for remote remote control with Smartphone or Tablet, to control home automation. Through the application you can configure custom usage scenes for the client. For all the elements to work remotely with the home automation control, it is necessary that the clients contract Internet service.

Alarm

Alarm system with 3 interior detectors.
Software for remote control with Smartphone is included.

Ventilation

To comply with the TBC requirements for air ventilation in homes, they will be equipped with the following ventilation systems:

- For kitchens forced smoke ventilation with hood type filter group to individual pipe to cover.
- Ventilation system or forced renewal of air for the rest of the house according to TBC.

Air conditioning / Heating

Cold/heat air conditioning through ducts and grilles in false ceiling, heat pump included, with indoor machine in bathroom ceiling and outdoor unit on deck.
In addition, on second floor properties, in their private solarium, they will also carry a split.
In basement of properties, split pre-installation is included. (machine not included)

Electric underfloor heating in all bathrooms with shower.

Kitchen

Design kitchen with bench and front of compact quartz or granite, equipped with low and high furniture, with drawers equipped with cushioned guides and fronts of drawers and doors in combination of lacquered areas and areas finished in natural wood veneer.

All homes have a column with an oven and microwave.

The homes that carry laundry, will be equipped with washing machine and ACS equipment
The houses on the second floor, in their private solarium, will have barbecue area as written on the plans.

Equipment

The house is delivered equipped with INDESIT brand appliances, except for the TEKA brand filter group. In kitchen with ceramic hob, hood type filter group, oven and microwave, refrigerator and integrated or panelable dishwasher.

In laundry room white washing machine is included. (in the second floor it is incorporated in the kitchen)

Indoor LED lighting is included in the ceilings throughout the house.
In addition, all the lighting on the terrace is included in all homes.

An arm-type awning is included in each terrace, even in the second-floor solarium.

Private gardens of ground floor properties

Plot with sidewalks and part of terraces in non-slip ceramic pavement.
Rest of plot composed of gravel, natural grass and hedges of plants in separation between neighbors.

There is an "English patio" on all the lower floors to illuminate and ventilate the basement.
Irrigation system with programmers, to facilitate maintenance and correctly manage water consumption.

Irrigation system connected to the rest of the community development, to facilitate maintenance and correctly manage water consumption.

The fences of separations to neighbors, will be made with blind closing of 1.60-1.80m height finished in scraped monolayer.

The fences of separations to interior common areas will be made with blind enclosure of 1m of finished height in scraped monolayer and 0.60-0.80m of metal fence.

The large size of the gardens allows the option of placing a small pool, not included the installation or pre-installation.

Second floor properties in solarium

In detail, in addition to everything specified above, the solarium of the homes will be delivered finished with:

- Staircase with concrete structure, aluminum railing or similar and steps finished in national cream ivory marble or similar.

- Reduced height in covered areas.

- Each solarium will have a water point, shower and pre-installation for Jacuzzi (not included)

- It will have a TV point, plug and external wall lighting.

- Split installation

- Barbecue with cooking area and sink.

- Awning type chest box.

NOTE: The present report has the purpose of specifying the general characteristics of the materials of the referred work, reserving the promoter the possible modifications or revisions that are introduced by the project management (PM) of the work always according to the criterion of the improvement and correct adaptation to it.

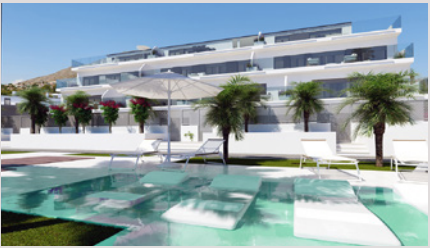
If for manufacturing reasons of our suppliers, one of the models specified here is no longer manufactured, it will be replaced by an alternative one with similar characteristics.

Clarify that the abbreviation of TBC, refers to a regulation applied to construction (Technical Building Code)

THE APPROXIMATE DATE OF DELIVERY OF PHASE 1, IS THE THIRD TRIMESTER OF 2019.

THE APPROXIMATE DATE OF DELIVERY OF PHASE 2-BLOCK 3, IS THE THIRD TRIMESTER OF 2020.

With the delivery of PHASE 2-Block 3, the finished pool area is delivered.



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