

FIT-OUT BROCHURE

PROJECT 026

03710 - CALPE

PROJECTS

A benchmark company in the construction and development sector in North Costa Blanca, founded on values such as innovation and design but above all on the commitment to supplying its customers with quality residences and a comprehensive service from start to finish in the property purchase process.

Our experience is one of our primary values, backed by a business track record stretching back over more than 20 years with the development of building apartments, residential complexes and the construction of villas, subsequently purchased by customers from all over the world.

We are guided by the desire for excellence and the continued commitment to the goal of innovating and creating. We aim to consistently deliver to the highest possible standard. From systems to details and finishes, our multidisciplinary team has extensive experience and is dedicated to the success of each project.

Each one of our villas is given personal thought and attention in order to become a unique, one of a kind residence.

Our enthusiastic and motivated team cares deeply about delivering the best experience to all our clients and landlords by providing tailor made luxury at its best with a full range of services in the field of real estate.

An exclusive developers group, focused on maximising opportunities for our brands and provide the best quality to our costumers.



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3
Bedrooms

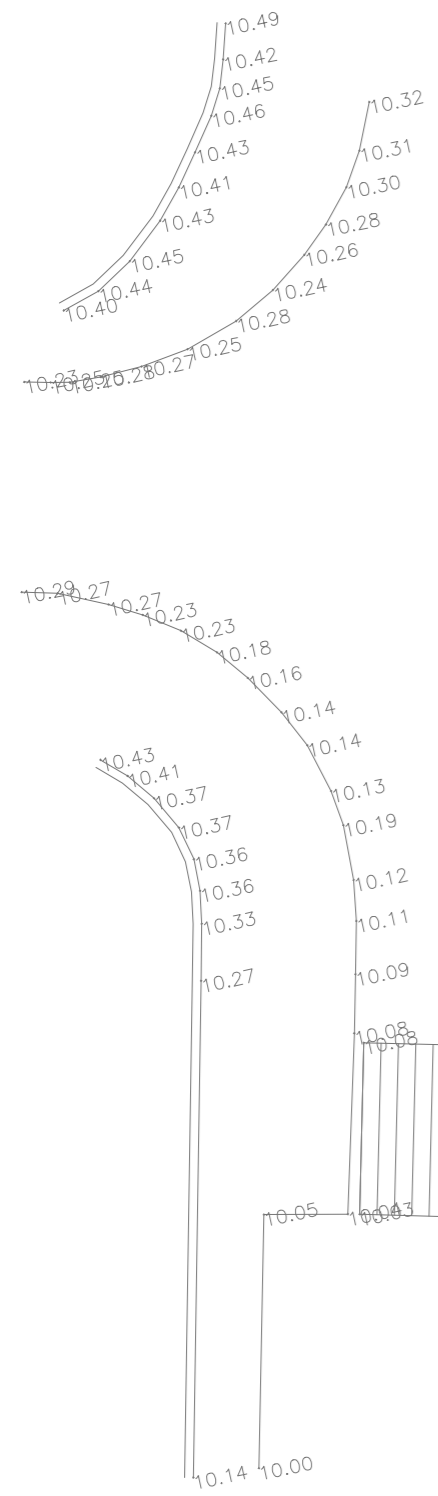
3
Bathrooms

171,98 m²
Built area

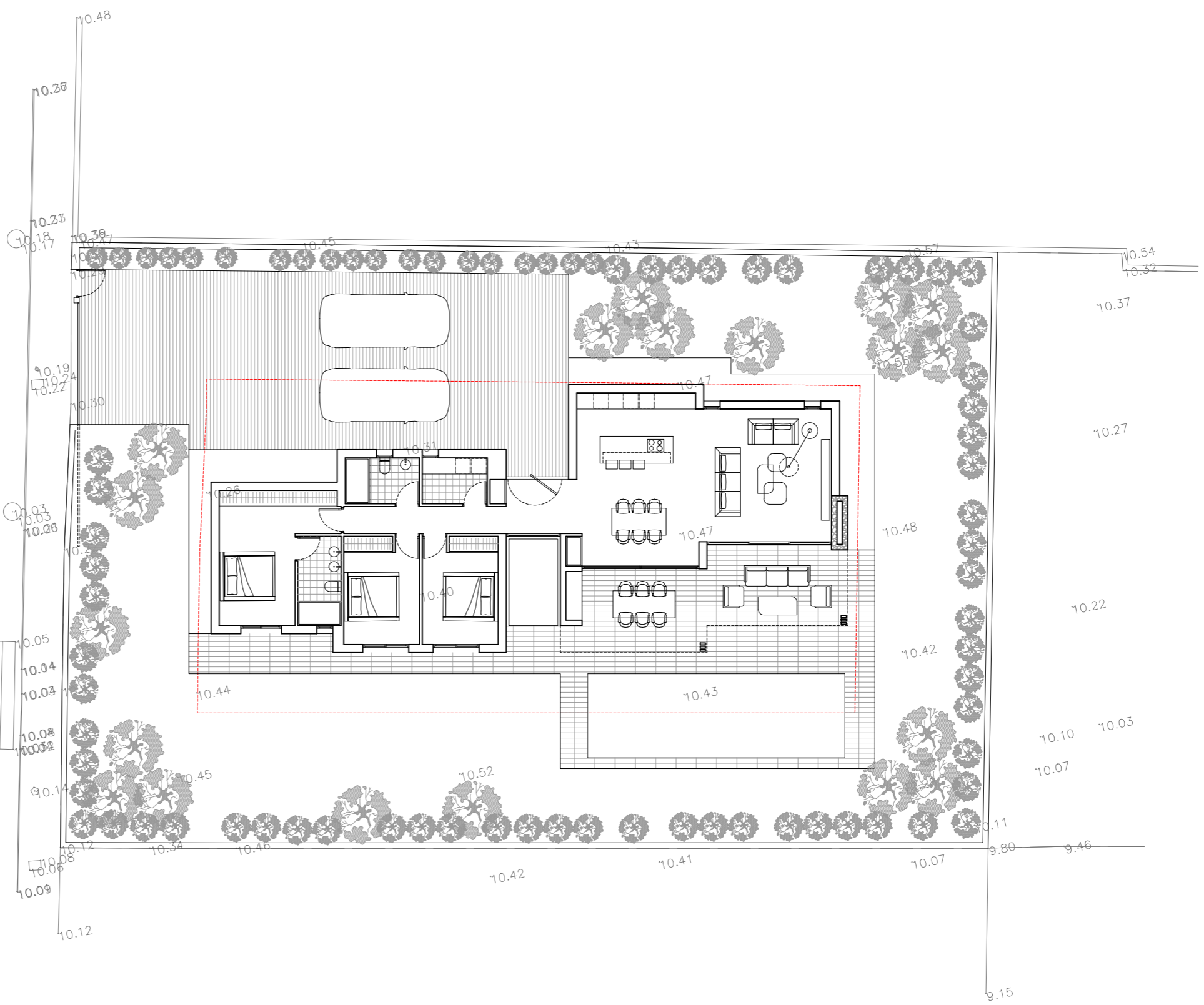
190 m²
Aux Area

361,98 m²
Total area

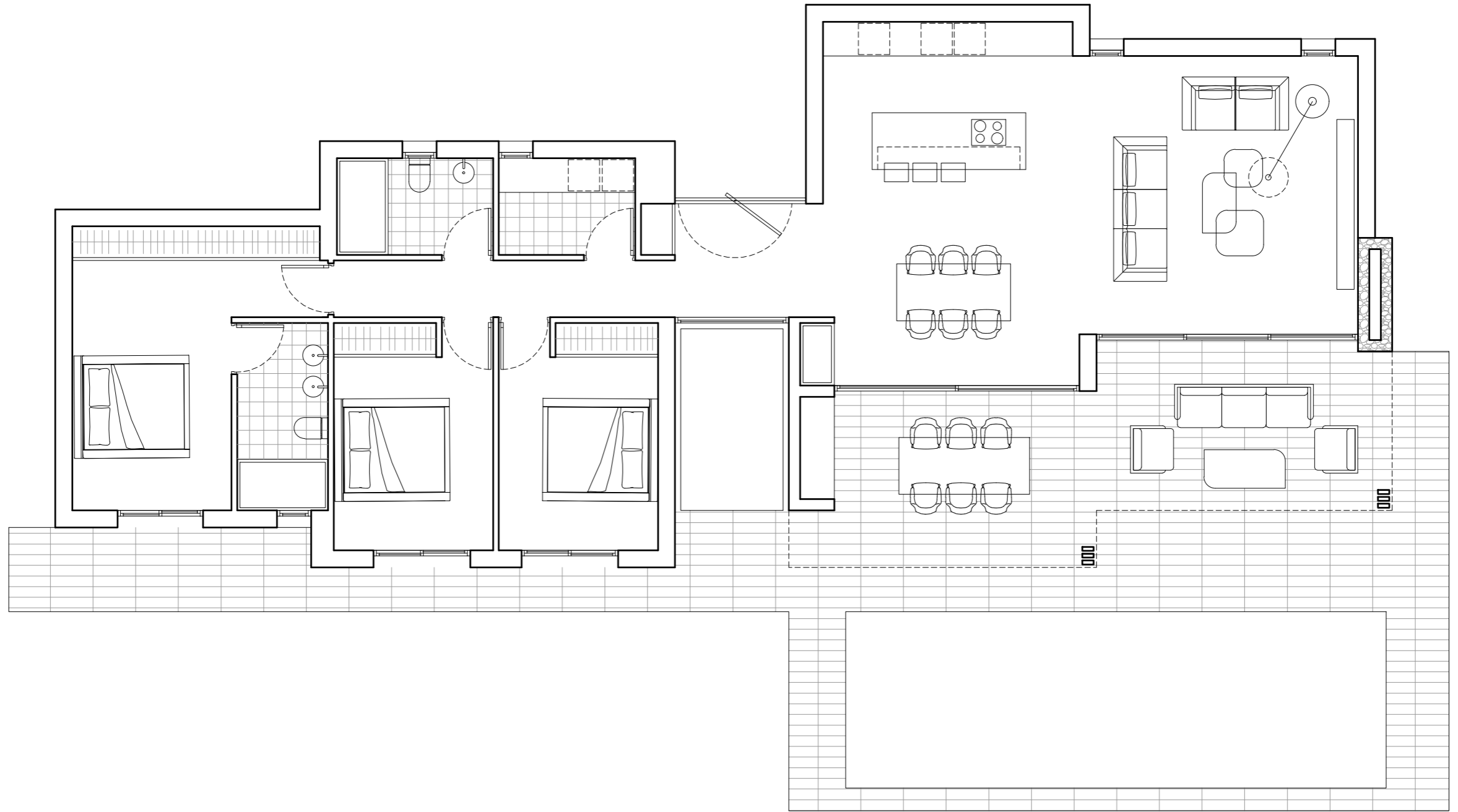
800 m²
Plot



Avenida de Rusia



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A Symphony of Design and Functionality

Specifications and Materials

The following document details the materials, finishes, and specifications selected for the construction of the property. Each element has been carefully chosen to ensure the highest standards of quality, functionality, and aesthetics. From structural components to final interior finishes, every aspect reflects our commitment to excellence and timeless design.

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Foundation

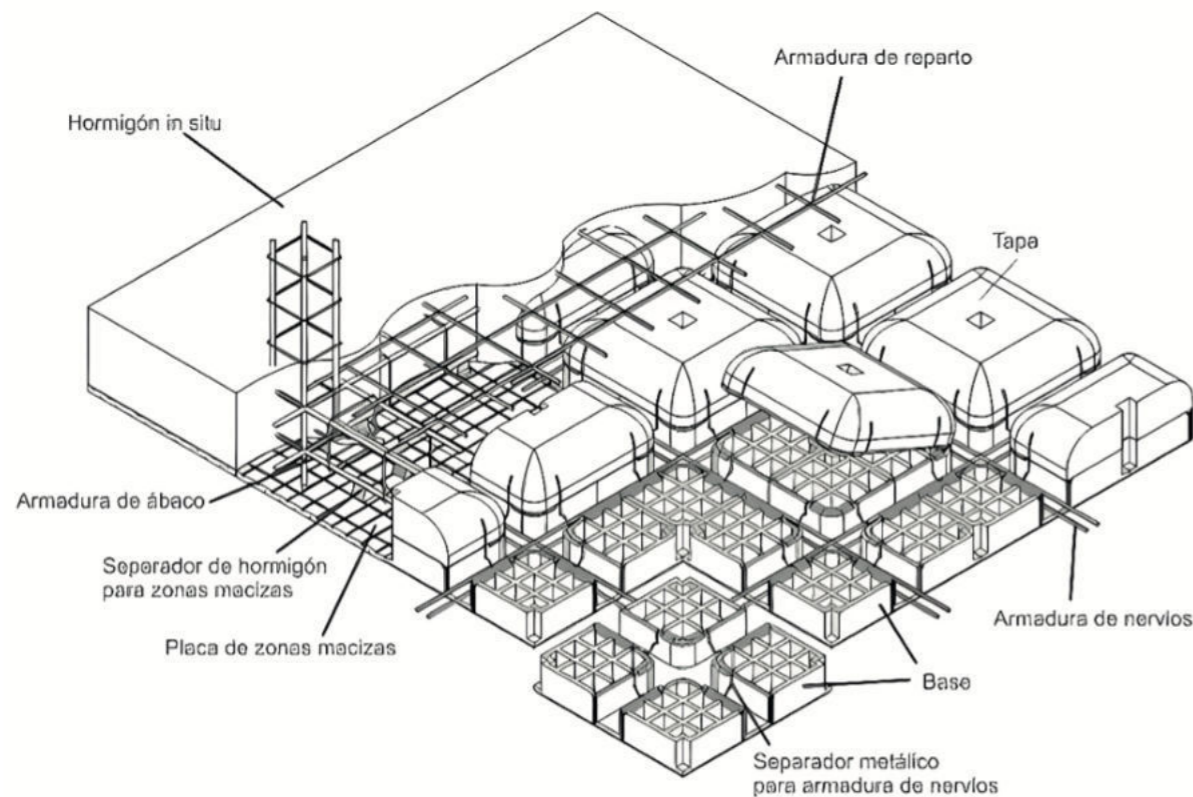
Foundations consist of continuous footings beneath sanitary floor slabs or isolated pad footings, interconnected with reinforced concrete tie beams, all executed in accordance with the geotechnical report.

Ground floor slab

Elevated floor above ventilated sanitary chamber.

Main Structure

The structural system consists of a reinforced concrete lattice slab.



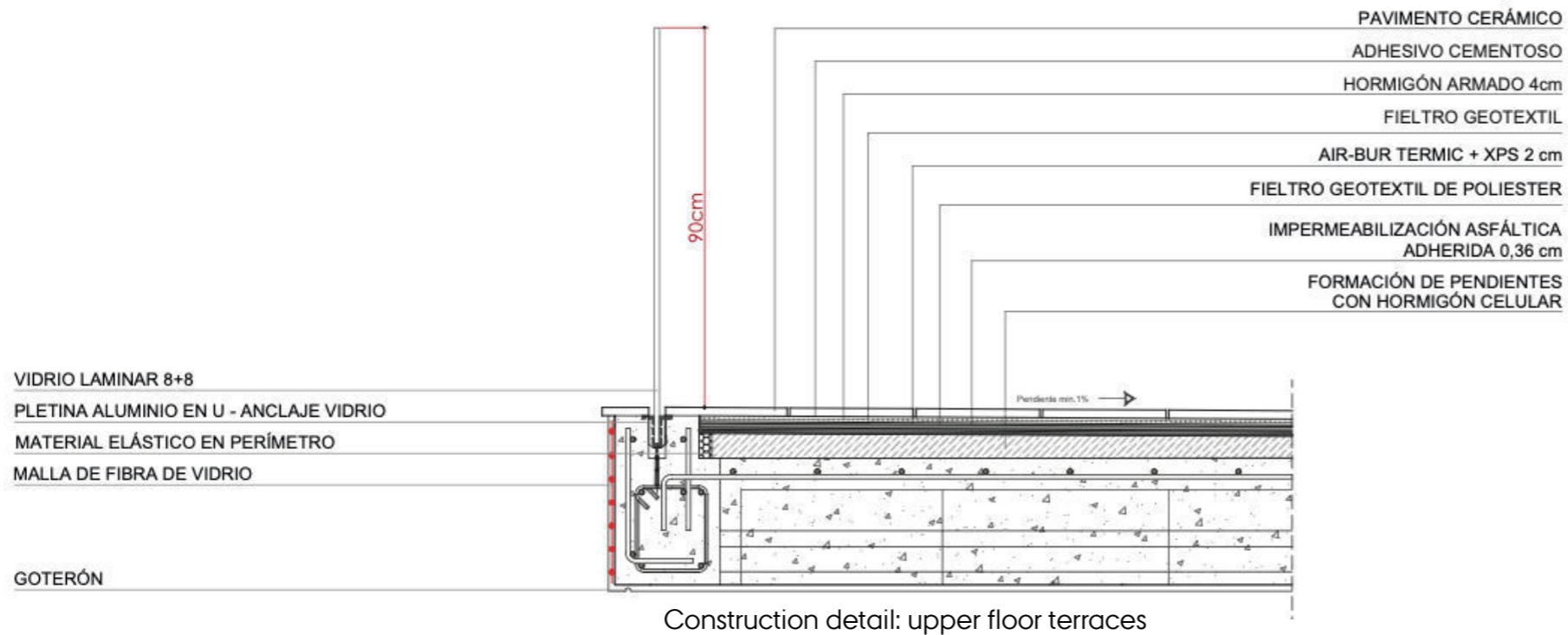
Exploratory detail of reinforced concrete lattice slab construction



Example of a reinforced concrete lattice slab

Walkable Terraces

Waterproofing system designed for rainwater drainage, either directed outward or collected through a concealed linear channel positioned in front of the living room's covered terrace. Finished with ceramic paving matching the interior flooring.



Flat roof

Slope formation and layered waterproofing applied directly above the structural slab to prevent condensation.

Thermal insulation provided by 10 cm XPS rigid panels ($= 0.032 \text{ W/m}\cdot\text{K}$).

Final surface finished with rounded washed gravel.

CAPA DE GRAVA

GEOTEXTIL DE POLIESTER

AIR-BUR TERMIC + XPS 2 cm

FIELTRO GEOTEXTIL DE POLIESTER

IMPERMEABILIZACIÓN ASFÁLTICA

FORMACION DE PENDIENTES 1%

CON HORMIGÓN CELULAR

BLOQUE HORMIGÓN EN H 40x15x20

LADRILLO CERÁMICO RASILLA H/S. 4

REBOSADERO (TUBO DE ALUMINIO 50X50)

MATERIAL ELÁSTICO EN PERÍMETRO

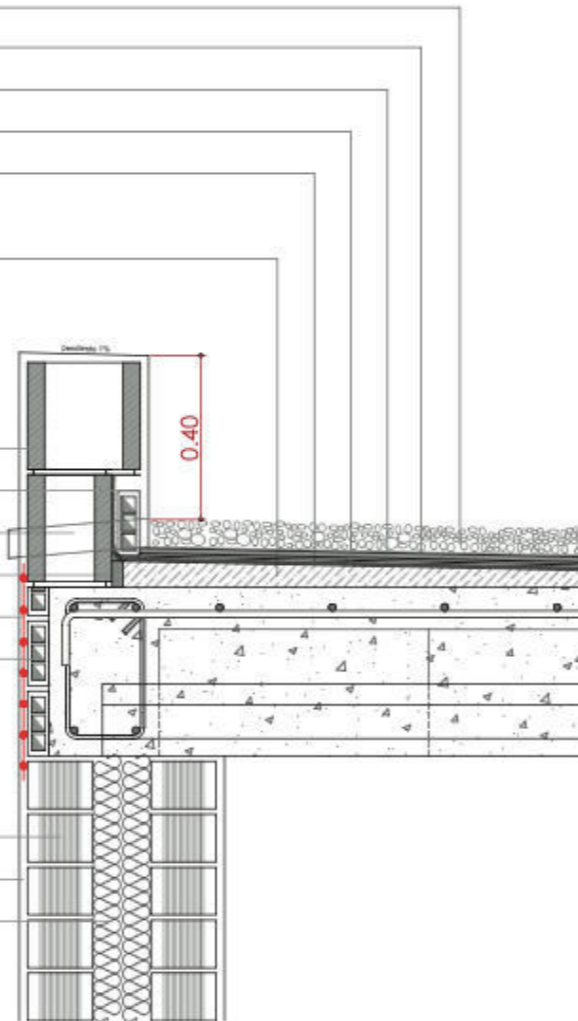
MALLA DE FIBRA DE VIDRIO

LADRILLO CERÁMICO RASILLA H/S. 4

LADRILLO CERÁMICO TRIPLE 11,5CM

ENFOSCADO DE MORTERO BICAPA

DOBLE AISLAMIENTO LANA DE ROCA e=10CM



Construction detail: gravel cover



Example of a flat gravel roof

FACADES

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EXTERIOR FINISHES

Main Facade

Exterior leaf of ceramic brick, 11cm thick. Finish according to the surface. Waterproofing with a layer of hydrophobic cement on the interior of the brick.

Insulation fixed to the interior of the exterior facade leaf, using interlocking 6cm thick rigid extruded polystyrene panels with a thermal conductivity of 0.032 W/(m²K).

Air gap to conceal pillars in walls and accommodate installations.

Exterior wall cladding with two-layer mortar, finished with paint applied using a lime glazing technique, colour RAL 9001.

WALL COVERINGS

Paint

Finished with paint applied using a lime glazing technique, colour RAL 9001, the same as the mechanisms.

Ceilings

Suspended false ceilings formed by an aluminum substructure with plasterboard panels. In rooms housing ceiling-mounted equipment, accessible ceilings with aluminum slats are provided, incorporating rigid thermal insulation panels.



Image of the living room space



INTERIOR PARTITION WALLS

Are constructed using a drywall system, with a double plasterboard panel on each side of the metal stud structure and 60 mm rock wool insulation inside to improve acoustic and thermal performance.

The use of a double plasterboard layer also allows the skirting boards to be integrated flush within the wall, positioned between the first and second plasterboard panels, creating a cleaner and more refined finish.



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAV. PETRALAVA 60X60 ARENA



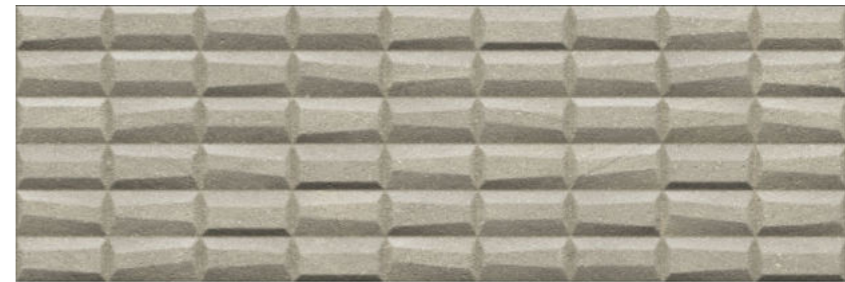
Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAV. PETRALAVA 60X60 MARFIL



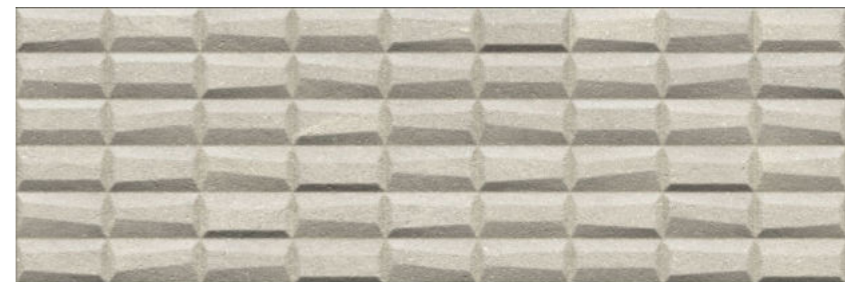
Bathroom tiling
REV. PETRALAVA 25X75 ARENA



Bathroom tiling
REV. PETRALAVA 25X75 MARFIL



Bathroom tiling
REV. PETRALAVA NIMES 25X75 ARENA



Bathroom tiling
REV. PETRALAVA NIMES 25X75 MARFIL

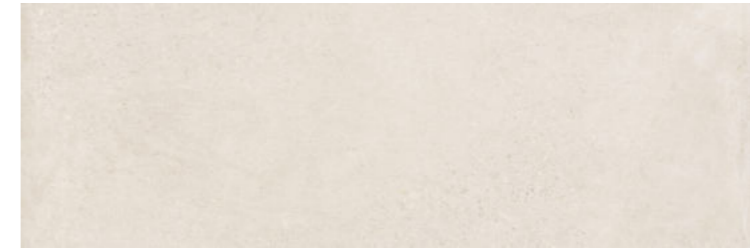
OPTION 1



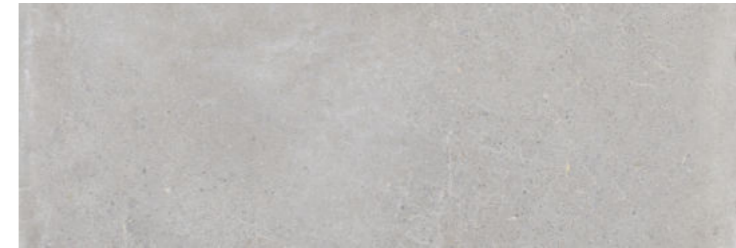
Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAY. BLENDING 60X60 GRIS



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAY. BLENDING 60X60 MARFIL



Bathroom tiling
REV. BLENDING 30X90 GRIS



Bathroom tiling
REV. BLENDING 30X90 MARFIL



Bathroom tiling
REV. BLENDING MIXTURE 30X90 GRIS



Bathroom tiling
REV. BLENDING MIXTURE 30X90 MARFIL

OPTION 2



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAV. BYBLOS 60X60 ARENA



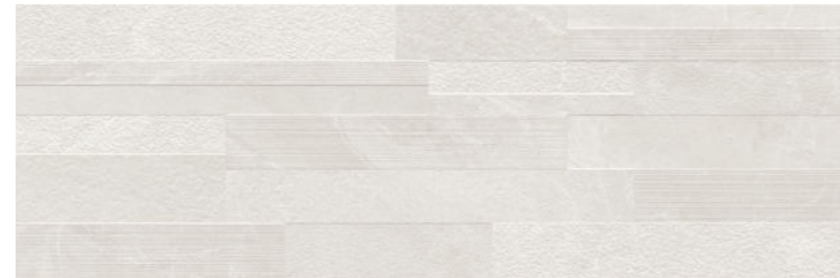
Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAV. BYBLOS 60X60 CENIZA



Bathroom tiling
REV. BYBLOS 40X120 ARENA



Bathroom tiling
REV. BYBLOS 40X120 CENIZA



Bathroom tiling
REV. MISTEN 40X120 ARENA



Bathroom tiling
REV. MISTEN 40X120 CENIZA

OPTION 3



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAY. ORIGINS 60X60 BEIGE



Interior flooring.
The same flooring will be used in outdoor areas but it will be anti-slip.
PAY. ORIGINS 60X60 GRIS



Bathroom tiling
REV. ORIGINS 30X90 BEIGE



Bathroom tiling
REV. ORIGINS 30X90 GRIS

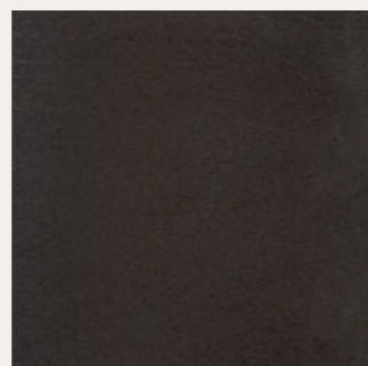


Bathroom tiling
REV. ORIGINS GRAPHIC 30X90 BEIGE

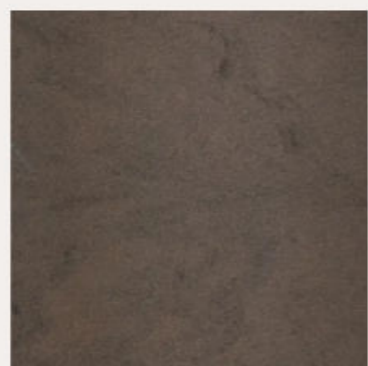


Bathroom tiling
REV. ORIGINS GRAPHIC 30X90 GRIS

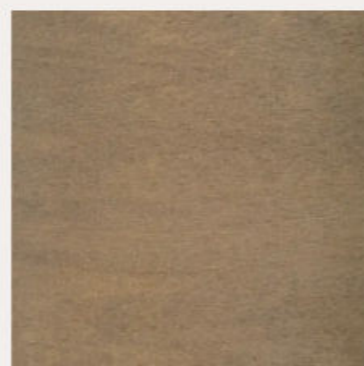
OPTION 4



2204 Wengue



2321 Nogal



2349 Roble



2348 Ipé





Cladding
NATURAL DRY STONE MASONRY



GRB[®] KALA



KALA
Washbasin in all the bathrooms.



KALA
Wall-mounted shower mixer 2 ways.



ROCA - The GAP Square



SHOWER TRAY

EXTRA FLAT Resin. Non-slip slate texture. Mineral load.
WHITE RAL: 9003 75X100CM

* Does not include screen



Bathroom furniture 60cm for bathroom 1 (Does not include mirror)



Bathroom furniture 140 x 45cm for bathroom 2 (Does not include mirror)

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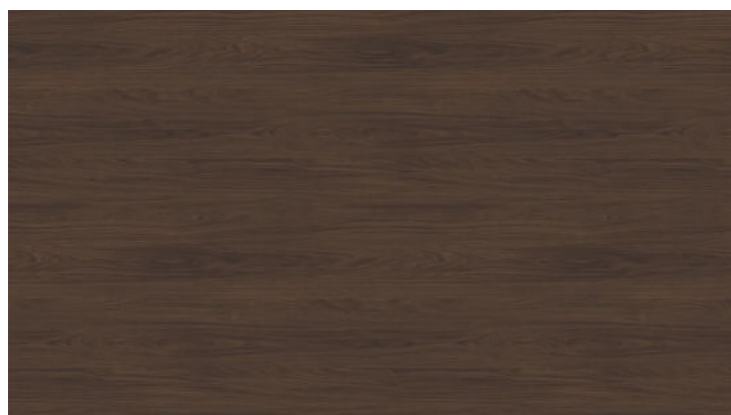
KITCHEN FURNITURE COLOURS:



Laminado poro sincronizado
Blanco Premium W1000 / TM9 / ST7



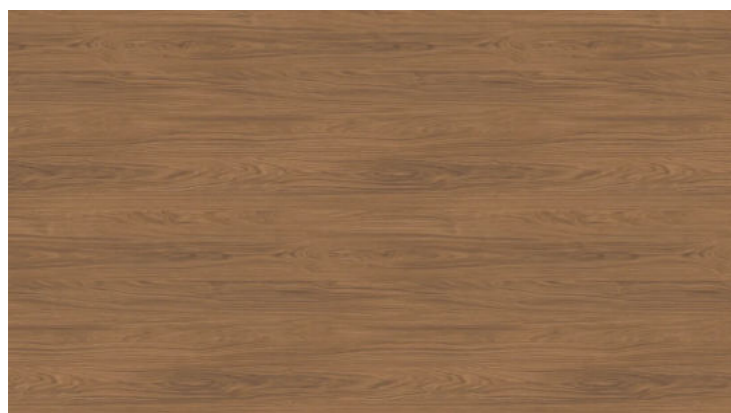
Laminado poro sincronizado
Negro U999 TM28 / ST 28



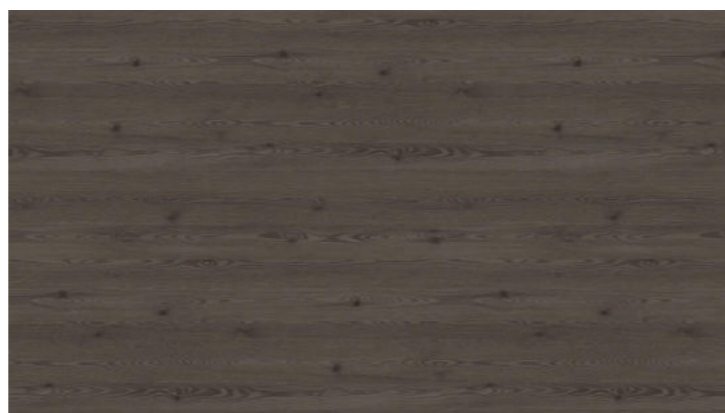
Laminado poro sincronizado
Roble Casella Marron oscuro H1369



Laminado poro sincronizado
Roble gladstone arena H3309



Laminado poro sincronizado
Roble Casella Natural H1385

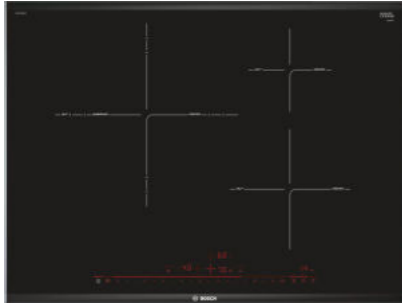


Laminado poro sincronizado
Alerce Antracita H3406



Kitchen worktop & Cladding
LAMINAM Serie Fokos - Sale





BOSCH INDUCTION HOB

8 Series Induction hob 70 cm Black, with profiles



BOSCH OVEN

4 Series Oven with steam 60 x 60 cm
Stainless steel



BOSCH MICROWAVE OVENS

4 Series Built-in microwave oven



BOSCH REFRIGERATOR

4 Series Built-in combi fridge freezer 177.2 x 54.1 cm Door sliding door

Appliances chosen for this project. Any appliance change will have to be budgeted separately. No changes can be made once the construction of the house has begun.



BOSCH CEILING EXTRACTOR FAN

6 Series Ceiling extractor fan 90 cm Stainless steel



Kitchen tap with pull-out spout - black finish.



BOSCH DISHWASHER

2 Series Fully integrated integrated

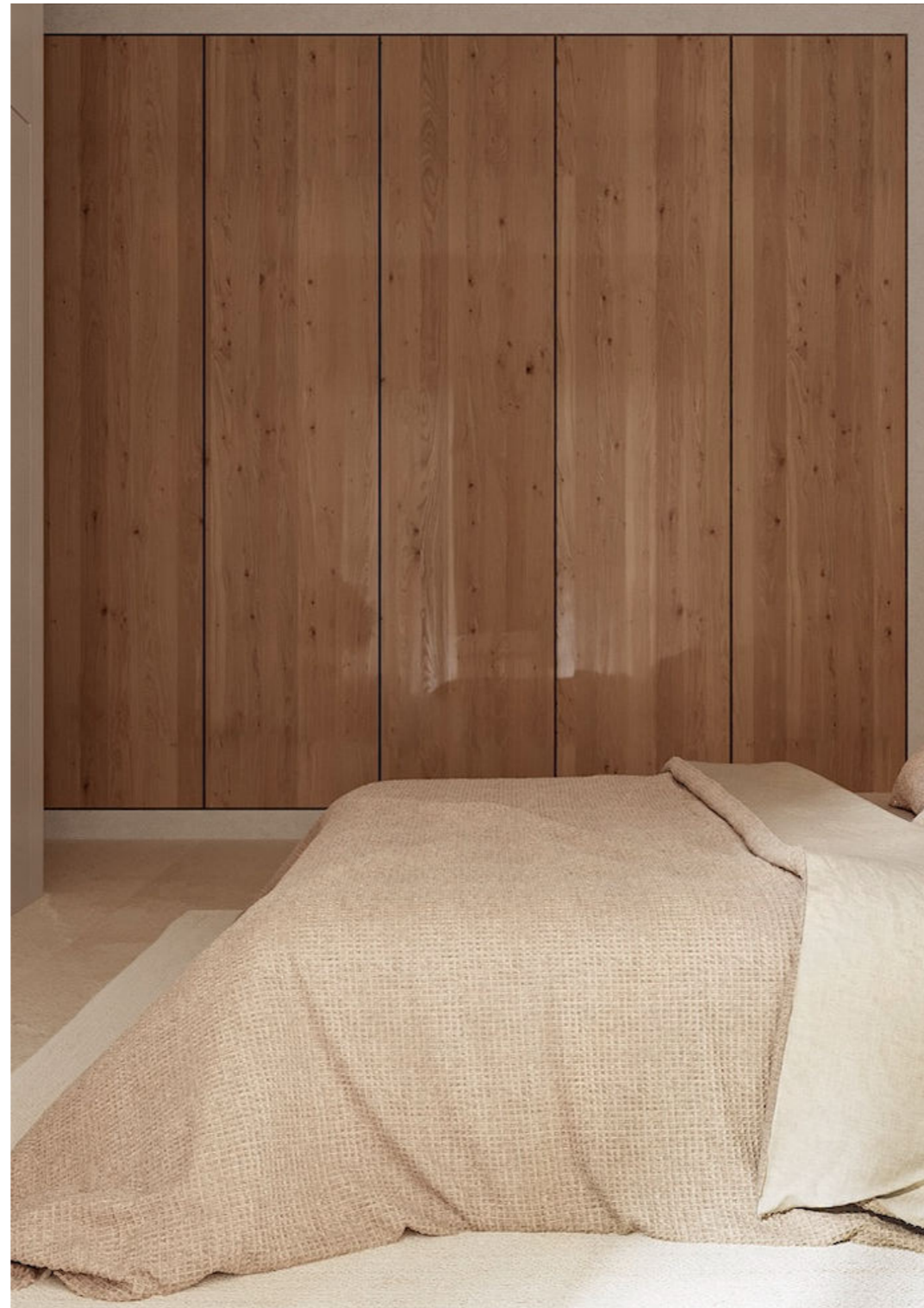


Undermount stainless steel sink

Appliances chosen for this project. Any appliance change will have to be budgeted separately. No changes can be made once the construction of the house has begun.



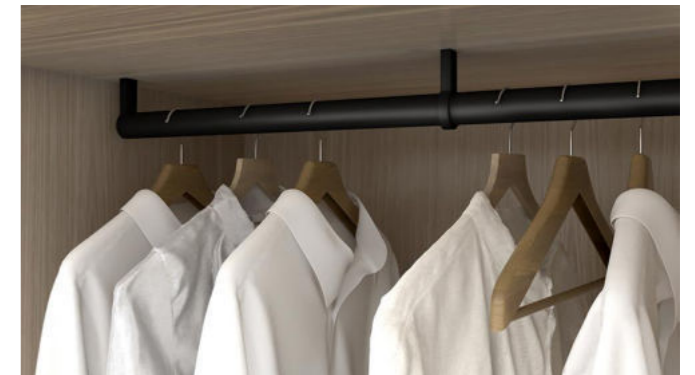
White lacquered interior door
2.03 high. The hinges in the master bedroom
bathroom will be hidden.



Laminate Closet furniture (Same kitchen colours)



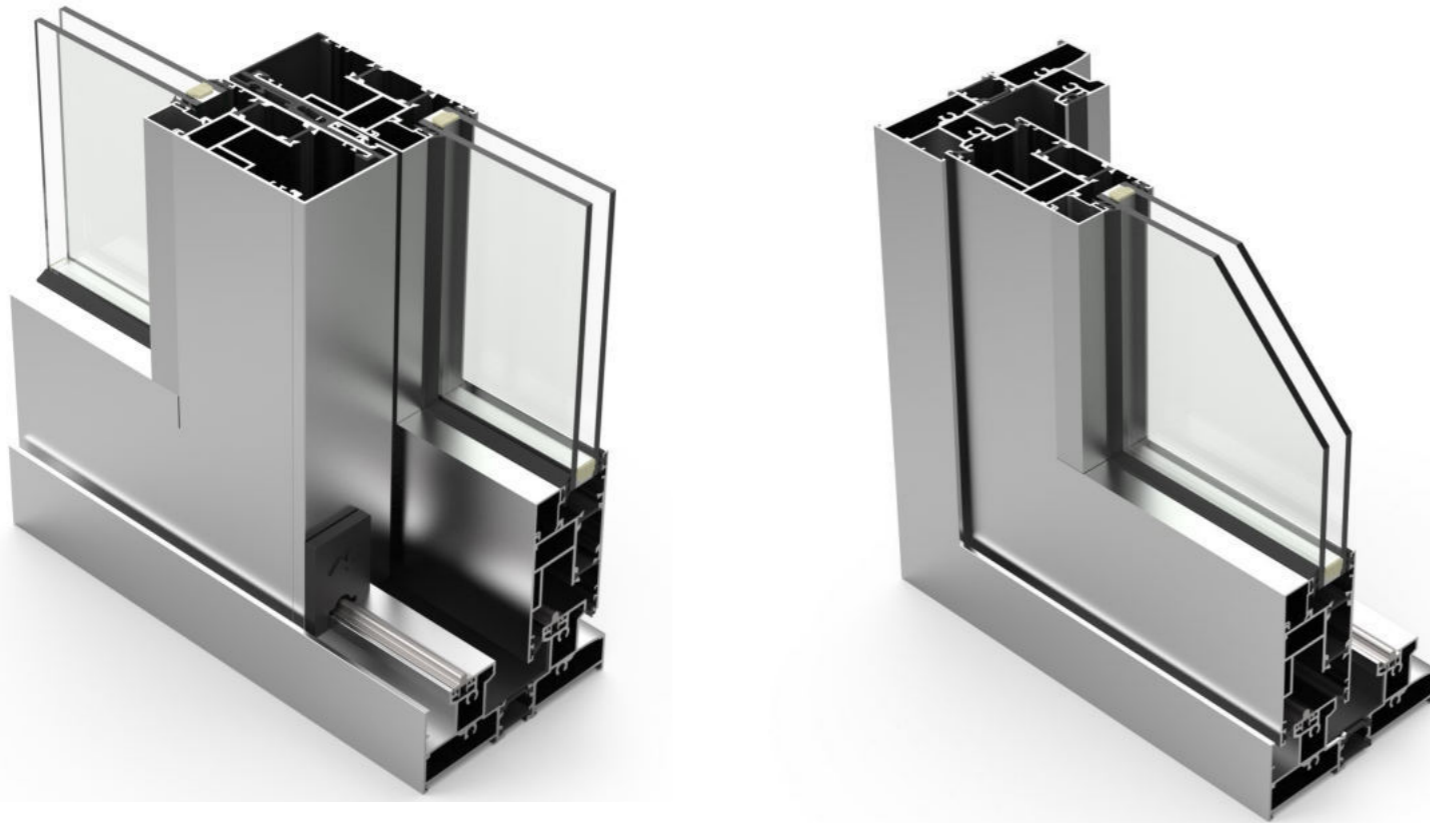
Cabinets - Interior
F417 ST10 Textil gris



Inside it includes a hanging bar
* The additional closet equipment will be an
extra

ALUGOM

ALUGOM SERIE MATRA 110



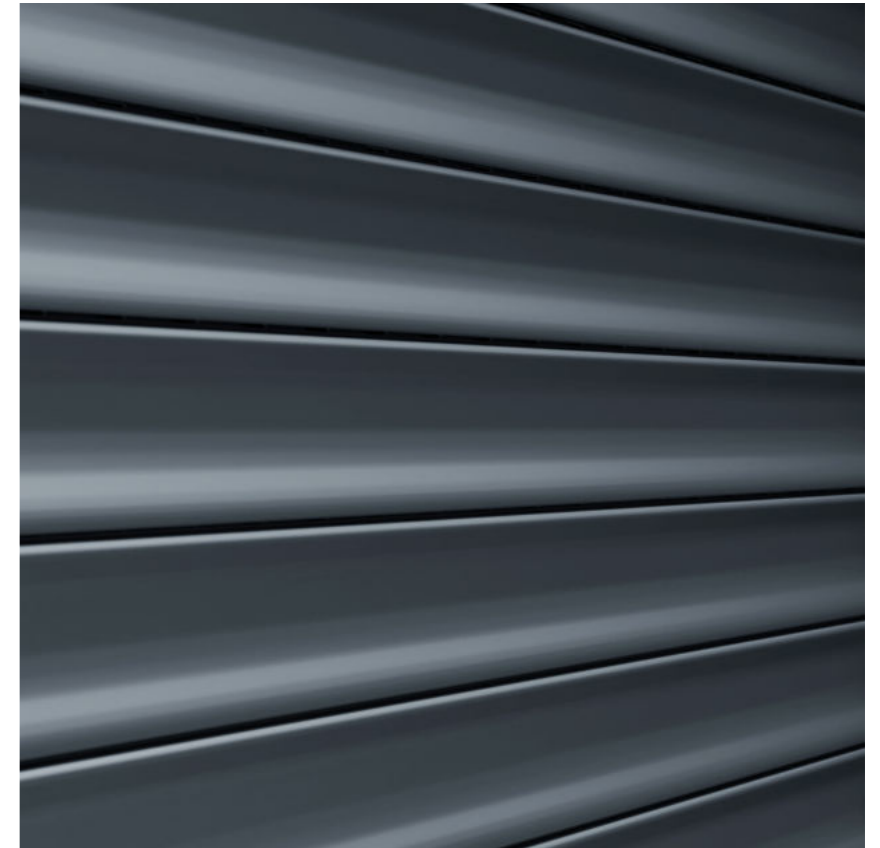
Glasses : 4+4 | camera | 6

* The glasses may be increased by request of the energy efficiency code

Main entrance door to housing.

Aluminum frame of the same colour of the windows.

Central aluminum sheet of the same colour.



External shutters in the same colour as the exterior carpentry, motorised and with hidden drawer on the inside.

Blinds will be installed in all bedrooms.

Carpentry colour:

RA7016T Textured Anthracite Grey

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Vehicle entrance door 1.75 high. Includes motor and 2 remote controls.

Carpentry colour:
RA7016T Textured Anthracite Grey



Enclosure of the plot on both sides and at the back with a 2 metre high green fence of simple torsion.

Enclosure of plot on the street side by means of 1 metre high concrete block plastered with single-layer plaster and painted white.



EFFAPEL APOLO 5000

The APOLO 5000 Series stands out for its sober design and straight lines.

Its discreet presence confers a minimalist and distinguished touch to your decoration.



CEILING LIGHT SPOTS

They are installed throughout the interior of the house according to the electrical plan of the project.

Led light 2700k



BLACK LANTERNS OUTSIDE THE HOUSE

Lanterns will be installed on the four facades of the house according to the electrical plan of the project.

STREET LAMPS AT THE ENTRANCE TO THE STREET DOOR

Street lights will be installed on the pillars of the pedestrian and vehicle gate at the entrance to the plot.



Light boxes for connections
Recessed in walls



ELECTRICAL PANEL OF THE DWELLING



Automatic Doorman Kit

HOT WATER



Armoured vertical wall mounted electric water heater 120 L

AIR CONDITIONING + HEATING

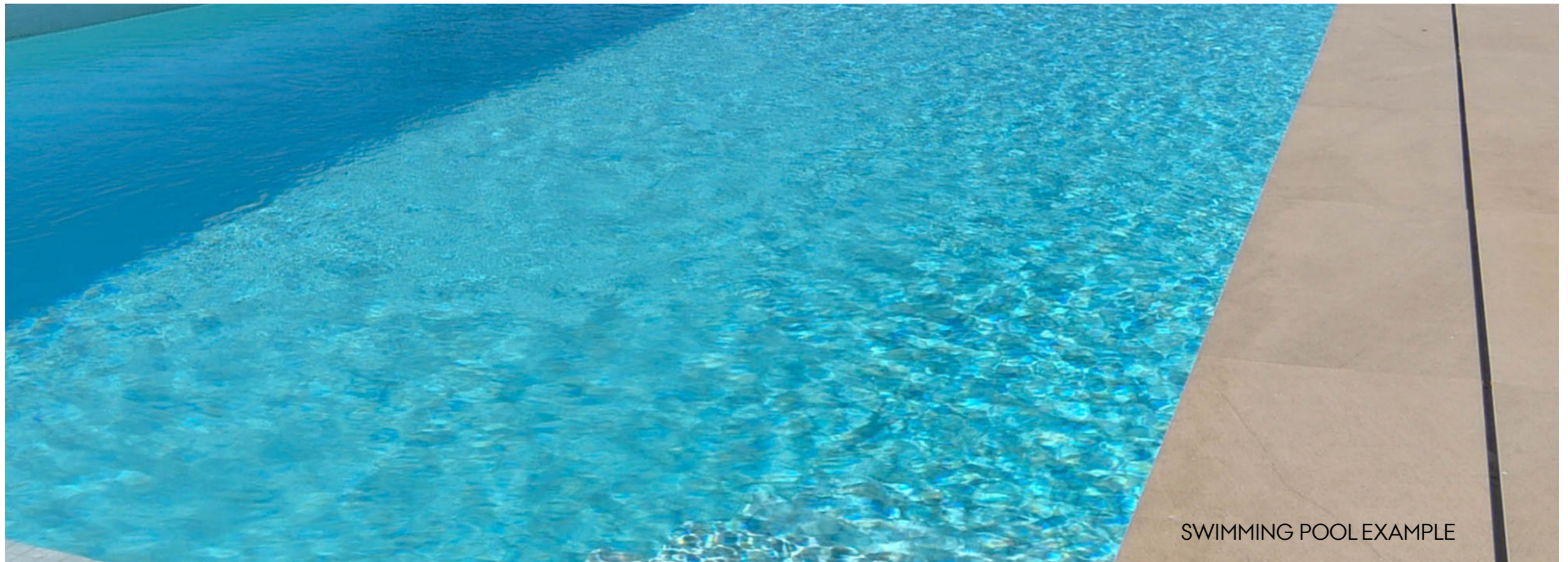
SPLIT unit in the living room and in each bedroom.



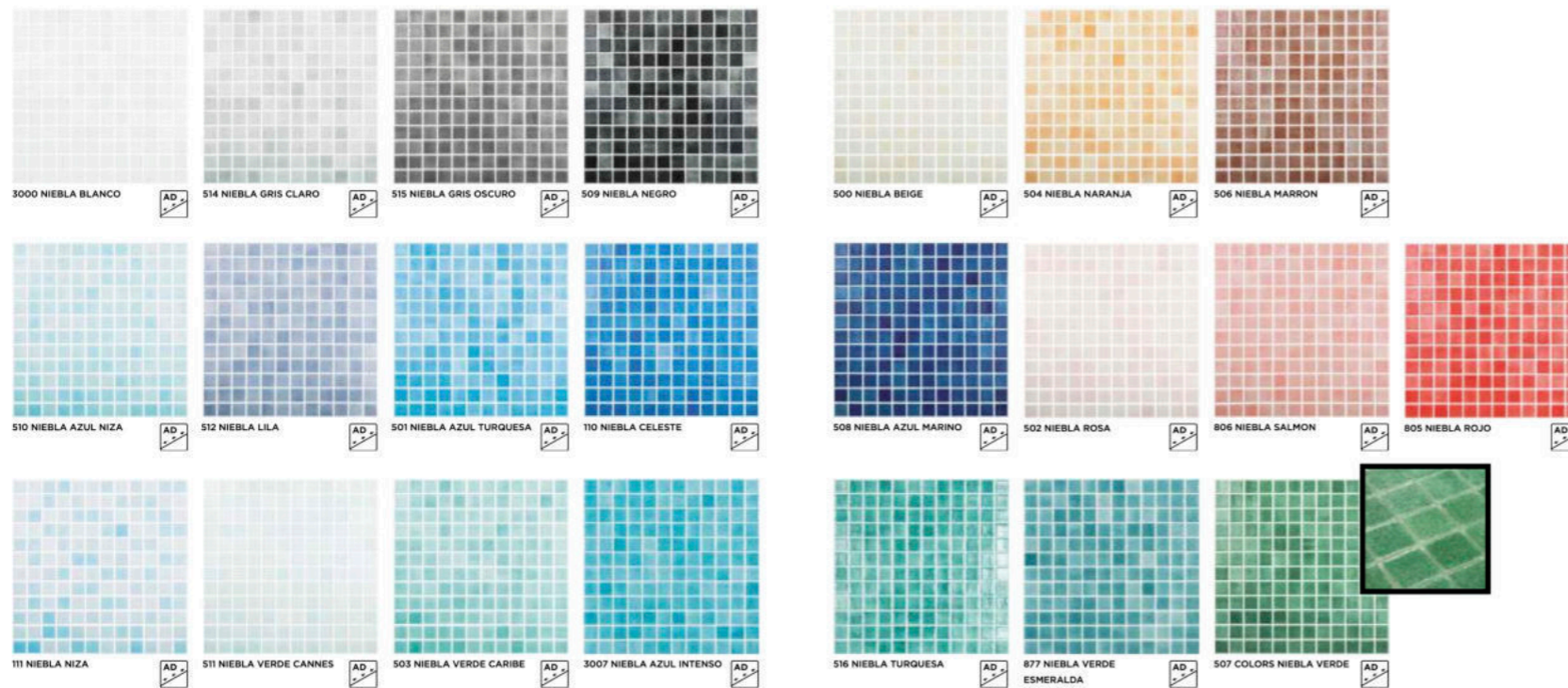
VENTILATION SYSTEM

Ventilation system of the house with mechanical extraction of the interior air through ducts from the kitchen and bathrooms to the chimney on the roof.





SWIMMING POOL EXAMPLE



Swimming pool mosaic - to choose from the catalogue - misty colours



SWIMMING POOL FILTRATION SYSTEM
Buried shed injected in high-strength fibre. It incorporates inside an Aster filter of 500mm in diameter and a pump of $\frac{3}{4}$ or 1 HP.

A water intake will be left for the possibility of installing an outdoor shower (extra)

The descriptions and visualizations presented in this document shall not constitute an offer as defined in the Civil Code and are published solely for information purposes.

The visualizations are purely illustrative, and cannot be treated as final execution designs.

INMOIFACH
donde viven tus sueños

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