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RESIDENCIAL

Parque
Jazmines V-VI
Pla Roig Calpe



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BLOCK OF 4 FLATS AND BLOCK OF 3 FLATS BUILDING AND DEVELOPMENT OF PLOT

1. STRUCTURE

Moisture-proof framework, resting on a load-bearing wall, with a prefabricated concrete block, a self-resistant tie beam, and a concrete small vault, in the framework of the ground floor.

``in-situ`` reinforced concrete pillars and beams, a semiresistant tie beam and a concrete vault, in the rest of the frameworks.

Sloping framework on the roof, with the same features as the previous ones. All this according to the plans and costings.

2. ROOFS

On sloping roofs, with mixed tiles places with cement mortar over a framework insulated with extruded porexpan and a protection mortar bed.

On flat roofs, formation of a slope by means of cell concrete 12 cm thick on average and reinforced asphalt netting with 4kg/m² fibreglass finished with ceramic tiles with gap joints.

3. BRICKWORK

Façade made up of triple perforated ceramic bricks, chamber plastered on the inside with cement mortar and the interior sheet made up of double perforated brick.

Interior partitions with double perforated ceramic brick 7 cm thick.

4. COVERINGS

Exterior covering with one-layer filler or similar, with a scraped finish, the colour to be chosen by the Architect or the Quantity Surveyor.

Interior covering with plaster in vertical and horizontal faces, with edge protectors.

Ceramic tiling from the floor to the ceiling in the kitchen and the bathrooms, with friezes and special pieces.

5. FLOORING

Stairs with Crema Elvira marble or similar.

Ground and top floor with big pieces of first quality earthenware, with a skirting board of the same features.

The bathroom with first quality earthenware different from the floor used in the rest of the house.

6. ALUMINIUM CARPENTRY

White aluminium carpentry, with Sopena S-800 series sliding leaves or V-94 series folding leaves, or similar from the same manufacturer, ready to receive Climalit glazing.

Blind with a Stanc-blok PVE roll-up blind holder with thermal aluminium coated fabric, working by means of a winch and a built-in cable. White finished.

7. WOODEN CARPENTRY

Safety access doors, assembly according to the plans and costings, with an anchor of 3 points.

Colour-lacquered interior doors made up of wood, monoblock model, with beadings and iron fittings for hanging and locking.

Wardrobes decorated on the inside, with a storage cupboard, hanging rod and drawers.

8. PLUMBING INSTALLATION

Installation for cold and hot water with copper pipes.

Mixed boiler for sanitary hot water.

Sanitary PVC plumbing installation, with connections under the suspended floor.

White china toilet, Dama de Roca model or similar, and chromium-plated mixer taps.

9. GAS INSTALLATION

Inside the houses, the gas installation is made by means of copper pipes, the diameters and layout according to the plans and costings, in accordance with the Supplier's rules.

10. GAS TANKS

The gas supply for the houses will be made from a tank buried inside each block. This tank will have a capacity of 10.000 litres for the 22 houses and of 7.000 litres for the 14 houses.

Safety distances will be those appearing on the M.D. dated on 29/01/86 for the installation and storage of petroleum liquified gases. These distances are: for buried and semiburied tanks of 4.00 m, from the orifices to the property limit, of 0.80 m around the projection on the tank plot.

11. AIR CONDITIONING INSTALLATION

Built-in air conditioning installation, for cold and hot, the laying of the cooling lines included, by means of insulated copper pipes laid between the exterior and interior machines, with its corresponding electrical installation. Mixed boiler for sanitary hot water.

12. FURNITURE AND FITTINGS FOR THE HOUSES

Complete kitchen furniture and fittings, with high and low pieces of furniture, exterior covering with a melaminic finish, according to the plans and costings. Kitchen worktop of Spanish granite with double edge, the colour will be chosen by the Architect or the Quantity Surveyor.

Electrical appliances in the kitchen, with a gas hob, electrical oven, extractor hood, fridge, dishwasher and Teka washing machine, the model to be chosen by the Architect or the Quantity Surveyor.

Individual entryphone system for each house connected with the garage door.

Bathrooms with furniture and mirrors.

13. DEVELOPMENT OF THE BLOCK INTERIOR

FENCES

Fencing of the plot and division between plots with a prefabricated concrete wall on a continuous foundation and separation metallic fences. Plasteres with one-layer mortar, with a scraped finish, the colour will be chosen by the Architect or the Quantity Surveyor. Doors to gain access to the block and the plot with metallic latticework, according to the design. Doors to gain access to the private parking inside the private plot made up of aluminium slats, the colour will be chosen by Architect or the Quantity Surveyor, motorized. They can be opened through remote control from inside the house.

FLOORING

Printed concrete flooring in paths, common and swimming pool areas, the design and colour will be chosen by the Architect or the Quantity Surveyor.

14. TELEVISION

Collective terrestrial TV headend of 8 channels + FM.

Parabolic antenna for 4 satellite channels.

Pre-installation of Canal Satélite Digital.