

VEGASOL
COX – LA VEGA BAJA ALICANTE

FOUNDATIONS AND STRUCTURE

- ✓ Foundation with reinforced concrete isolated footing slabs, braced in two directions to contain seismic movements, in accordance with the geotechnical study carried out.
- ✓ Structure formed by reinforced concrete columns and beams and waffle slab.
- ✓ Reinforced concrete walls to contain earth and support the sanitary slab.
- ✓ Concrete slab with electro-welded mesh in areas of external paving.

ROOF

- ✓ Inverted flat roof, finished with gravel, in the general non-trafficable roof, thermal-acoustic insulation with rigid extruded polystyrene panel and waterproofing with asphalt sheet.
- ✓ Inverted flat roof, finished with porcelain paving, on the solarium roof, thermal-acoustic insulation with rigid extruded polystyrene panel and waterproofing with asphalt sheeting in solarium.

FACADE ENCLOSURES AND INTERIOR
PARTITIONING

- ✓ Perimeter wall delimiting plot of concrete blocks and single-twist fence plasticised in green with artificial hedge of 1.50 m.
- ✓ Exterior enclosure of dwelling comprising 14 cm. thermo-clay wall, coated on the outside with single-layer mortar, rendered on the inside with waterproof mortar, air chamber and thermal-acoustic insulation and interior partition wall with plaster finish.
- ✓ Interior partitions with 9 cm double hollow brick and finished with plaster or plasterboard and smooth matt plastic paint.
- ✓ Removable false ceiling in kitchen and bathrooms and plaster in the rest of the ceilings throughout the dwelling finished with smooth matt plastic paint, accessible in the courtesy bathroom for installation and maintenance of the A/C machine.

EXTERIOR AND INTERIOR CARPENTRY

- ✓ Exterior carpentry in textured aluminium, with thermal bridge break in frame and leaf, colour ral 7016 anthracite, with different opening and operation systems, low emissive double glazing + laminated security with air chamber. Motorised blinds with aluminium slats in the same colour as the carpentry.
- ✓ Exterior doors for pedestrian and vehicular access to the plot in matt black metal slats.
- ✓ Security access door to the house.
- ✓ Interior doors in white lacquered MDF with chrome handles and knobs. Built-in wardrobes with sliding doors in white lacquered MDF, lined on the inside. Fitted with

drawer unit, storage cupboard and bar.

FLOORING AND TILING

- ✓ Exterior flooring in porcelain stoneware with non-slip surface c3.
- ✓ Porcelain stoneware flooring throughout the entire property, with various finishes to choose from.
- ✓ Porcelain stoneware tiling on vertical surfaces in bathrooms, with various finishes to choose from.

PLUMBING AND DRAINAGE

- ✓ Interior installation made with multilayer piping.
- ✓ Rainwater collection system with PVC pipes.
- ✓ Vitrified porcelain sanitary ware, acrylic shower trays and mixer taps.
- ✓ Domestic hot water (DHW) via aerothermal system.
- ✓ Water points in outdoor areas.

ELECTRICIDAD

- ✓ Sectorised electrical installation, prepared for high degree of electrification. Simon, Niessen or similar mechanisms and switches, smooth white finish.
- ✓ Telecommunications channelling, with TV points and telephone provision in all rooms, including outside porch area.
- ✓ Interior and exterior lighting points according to regulations. Interior and exterior lighting with LED lights.
- ✓ Exterior lighting throughout the house.
- ✓ Entry phone at the entrance to the house.
- ✓ Provision for installation of photovoltaic solar panels with tube, boxes and proportional part in automatic panel.
- ✓ Socket point for slow car charging

COCINA Y ELECTRODOMÉSTICOS

- ✓ Fully fitted kitchen with base units, with upper and lower plinth, with drawers and shelves of the same material.
- ✓ Quartz worktop and kitchen front (silestone brand), with sink under worktop. Vitroceramic hob embedded in worktop.
- ✓ Top brand electrical appliances included; fridge, oven, ceramic hob, extractor hood, washing machine and 100 - 150 l aero-thermos.
- ✓ Summer kitchen consisting of sink, worktop and base units in solarium.

CLIMATIZACIÓN

- ✓ Pre-installation of ducted air conditioning, with distribution and return grilles in all bedrooms and the living room.

VENTILACIÓN Y EXTRACCIÓN

- ✓ Heating ventilation with heat recovery, with extraction in toilets, kitchen and air intake in bedrooms and living room.

PISCINA Y JARDÍN

- ✓ Communal swimming pool
- ✓ ZGarden area with anti-grass mesh and artificial grass finish.

* The project management and the owner reserve the right to make changes to the materials described, always maintaining a similar quality to the replaced material. described materials, always maintaining a similar quality to the substituted material.
