

OasisGolf

La Finca



TECHNICAL SPECIFICATIONS

The building will be executed in compliance with all existing regulations on Basic Building Standards and special regulations.

- **FOUNDATION.**- It will be carried out using slab, tie beams, and foundation walls.
- **STRUCTURE.**- Unidirectional slabs throughout the building.
- **EXTERIOR ENCLOSURES.**- Ceramic enclosures with thermal-acoustic insulation.
- **FACADES.**- Exterior treatment with monocapa materials painted in white and black colour.

PARKING AREA:

- Surface parking area next to the homes with access near the street.
- Access from the parking lot to the homes via a common corridor.

COMMON AREA:

- **LEISURE AREA:**
 - The community floor will be equipped with a green area comprising a pool with a children's zone, adult area, shower, pétanque area, spacious children's play areas, an outdoor gym, and mini-golf.
- **HOUSING ACCESS:**
 - Access to the homes from common corridors from the street and through common areas.
 - Gated development.

FLOORING:

- **INTERIOR STAIRS:**
 - Anti-slip ceramic tile flooring, first quality.
- **EXTERIOR STAIRS AND TERRACES:**
 - Anti-slip ceramic tile flooring, first quality.
- **ROOMS IN THE HOME:**
 - First-quality ceramic tile flooring in all rooms.

TILING:

- Ceramic tile wall covering, first quality in bathrooms.

FALSE CEILINGS:

- False plasterboard ceilings for painting in bathrooms and in any room deemed appropriate by the site management due to installation requirements.

EXTERIOR CARPENTRY:

- Sliding windows in high-quality matte black aluminum R9111 with thermal break.
- Motorized aluminum blinds in the same color, MONOBLOC type.
- Low-emissivity double glazing with argon gas chamber.

INTERIOR CARPENTRY:

- Entrance door to the home in matte black aluminum R9111 with three security points, knob, and peephole.
- Interior passage doors in smooth white lacquered wood with 7 cm trim.
- Built-in wardrobes in bedrooms finished in wood, with a top shelf, hanging bar, and drawers.

FURNITURE:

- Fully furnished home with first-quality furniture.
- Appliances included.

KITCHEN:

- High-quality kitchen furniture with upper and lower cabinets.
- Integrated extractor hood.
- Porcelain countertop by Coverlam, Paladio model.
- Stainless steel sink.

BATHROOMS:

- Cold and hot water installation according to NT-BE-IFC Standards with PPR piping. Hot water pipes insulated to prevent heat loss.
- Premium single-lever faucets with integrated ceiling shower.
- Mechanical ventilation installation.
- White vitrified porcelain sanitaryware with matching toilet seat cover.
- Shower tray integrated with the same flooring as the home.
- Shower screens and bathroom furniture.
- Bathroom mirror with LED light.

SOLARIUM:

- Terrace made with concrete slopes, waterproof insulation, and ceramic flooring.
- Water and light points.

PAINTING:

- Smooth white paint.

ELECTRICAL AND TELEPHONE INSTALLATION:

- Electrical installation according to the new Low Voltage Regulations.
- Installation according to telecommunications standards. Telephone and TV outlets in all rooms.
- Lighting package throughout the home.
- Video intercom installation.

OTHERS:

- Mailboxes installed in common areas, in accordance with the General Directorate of Postal Services for residential mailboxes.
- Installation of collective TV antenna according to Telecommunications regulations.
- Installation for hot water supply according to regulations.
- Air conditioning via ducts. Machine included.
- Electric water heater.

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