



# OASIS LAGUNA

***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 single-layer materials and Alucobond in a colour to be determined by the project management.

### BASEMENT FLOOR:

- Basement floor for garages with trowelled pavement.
- Direct access from residences and common area to garage.
- Storage room and garage included in the property.

### COMMON AREA:

- **LEISURE AREA:**
  - The community floor will be equipped with a green area consisting of a large pool with a children's area, an adults' area, a shower, as well as a pétanque area, large play areas for children, an outdoor gym, and mini-golf.
  - Meeting room
- **PROPERTY ACCESS:**
  - In the entrance to the property, the pavement will be non-slip terrazzo.
  - Gated community.

### PAVEMENT:

- **INTERIOR STAIRS:**
  - Non-slip ceramic tile flooring, first quality.
- **EXTERIOR STAIRS AND TERRACES:**
  - Non-slip ceramic tile flooring, first quality.
- **HOUSING DEPENDENCIES:**
  - First quality ceramic tile flooring in all rooms.

### TILING:

- Tiling with first quality ceramic tiles

### FALSE CEILINGS:

- False ceilings of plasterboard to be painted in bathrooms and in any room that the project management deems appropriate due to the necessary circumstances of the installations.

### EXTERIOR CARPENTRY:

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



### INTERIOR CARPENTRY:

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

### FURNITURE:

- Residence fully furnished with first-quality furniture.
- White goods included.
- Bed linen included.

### KITCHEN:

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

### BATHROOMS:

- Cold and hot water installation according to NT-BE-IFC Standards with PPR conduits. Hot water conduits covered to prevent heat loss.
- Premium taps with single control and built- in ceiling shower.
- Mechanical ventilation installation.
- Sanitary ware in vitrified porcelain, white colour, with W.C. lid of the same colour.
- Shower tray integrated with the same floor as the property.
- Shower screens and bathroom furniture.

### SOLARIUM:

- Terrace formed by concrete slopes, waterproof insulation, and ceramic pavement.
- Water and light outlet.

### PAINT:

- Smooth White Paint.

### ELECTRICAL INSTALLATION:

- Electrical installation carried out in accordance with the new Low Voltage Regulation.
- Installation according to telecommunications regulations. Telephone and TV sockets in all rooms.
- Lighting package throughout the property.
- Fire detector and emergency light
- Video intercom installation.

### OTHERS:

- Mailbox installation in common areas, in accordance with the standards of the General Directorate of Post for the installation of domiciled lockers.
- Collective TV antenna installation according to telecommunications regulations.
- Installation for sanitary hot water according to regulations.
- Community covered spa.
- Air conditioning through ducts. Machine included.
- Electric water heater.





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