

-Homes in Residential Jávea Beach I-

18 homes with 2 and 3 bedrooms, and 9 penthouses with a solarium terrace and garajes.



Flooring, tiling and cladding/coating

Inside the house, smooth-colored porcelain stoneware. Smooth plastic paint with a matte finish.

- The ceramic flooring allows better transmission of heat from the underfloor heating.
- Energy savings and a pleasant environment.
- Solarium floor in light tones.
- Balcony flooring made of porcelain stoneware with a wood effect.
- Increased floor durability, easy cleaning, and maintenance.



Kitchen

Kitchen equipped with upper and lower cabinets. Drawers and doors with self-closing system. Quartz composite worktop (brand Silestone, Compac, or similar) with undermount sink, top-brand faucets. Included appliances:

- Extracting range hood.
- Oven.
- Touch-control induction cooktop.
- Refrigerator.
- Dishwasher.
- Washing machine.
- Microwave.
- Pre-installation for dryer.



Telecommunications

TV sockets in the living room, all bedrooms, terrace, and solarium. Data and telephone RJ45 sockets in the living room and all bedrooms. Optical fiber socket in the living room.

Quality Report



Exterior joinery and glazing

- Exterior joinery made of aluminum with thermal break in anthracite gray or similar.
- Windows with double glazing.
- Thermal and acoustic insulation.
- Motorized blinds in living rooms and bedrooms.
- Blinds on balcony doors leading to the terrace.
- Exterior railings with safety glass on terraces and solarium.
- Separation between balconies of apartments with opaque laminated glass.



Bathrooms and plumbing

The bathrooms are equipped with:

- Resin shower trays.
- Showers with fixed safety glass screens.
- Suspended vanity unit.
- Surface mirror above the vanity unit.
- Lighting with recessed LED spotlights in the ceiling above the vanity.
- Wall-hung toilet with built-in cistern of top brand, with dual flush system.
- Top-brand washbasin on countertop.
- Recessed shower faucet in the wall.



Interior joinery and glazing

Entrance door to the apartment: armored, with a security lock. Interior passage doors lacquered, solid, with magnetic latch and soft-close system, with rubber seal on the frame.

- Anti-slam system.
- Acoustic insulation.

Built-in wardrobes with sliding and/or hinged lacquered doors. Same finish as the interior doors. Wardrobe interior lined with bar + storage compartment + drawers.



Climate control

The homes are climate-controlled through an air conditioning system (hot-cold air) installed via ducts, with a system consisting of an interior and exterior unit. The system includes room zoning, such as Airzone or similar.

Domestic hot water (DHW) is generated through a heat pump system with aerothermal technology, with a hot water accumulator and electrical support.

Underfloor heating system.



Solarium

The homes with a private solarium on the roof have direct access from the interior of the house via a private staircase. They are equipped with:

- Outdoor jacuzzi with hydrotherapy. (Extra/Optional at additional cost)
- Outdoor shower.
- Electrical outlets, TV sockets, lighting, and water connection point.
- Constructed with asphalt waterproofing, thermal insulation, and paved with light-toned natural stone. With an almost imperceptible slope for water drainage.



Parking

Each home has a parking space and a storage room in the basement. Tray installation to facilitate the possible installation of an electric outlet (not included).



Electricity

Base lighting installation (recessed LED lights in neutral color) in the hallway, corridors, kitchen, bathrooms, living-dining room, terrace, and gallery.

- First-brand switches and sockets installed in the home and common areas according to regulatory specifications and project design.



Housing development

Gated community. The main pedestrian access to the development is via Avenida Estrasburgo. It features a large entrance with electric gates and an intercom system. The mailboxes will be located in the area agreed upon with the postal service. The development also has a secondary pedestrian access through the pedestrian boulevard on Calle Amsterdam. Both accesses are connected inside the property through wide pedestrian areas that lead to the different building entrances.

The walkways are adapted for people with reduced mobility, ensuring accessibility to all common areas and homes within the development.

Green areas with vegetation, grass, and trees, with an irrigation system. The development also includes urban furniture such as benches, trash cans, signage, and outdoor lighting.

The development provides the following amenities:

Children's play area: Outdoor area with certified prefabricated children's play equipment, featuring safety rubber flooring.

Adult pool: Pool with interior lighting (LED), stairs with handrails, and a seating area similar to a built-in jacuzzi.

Showers and recreation area.



Energy rating of the project: B

