



GRUPO  
DON SENTO

# ZENIAZUL

## FASE III

### BUILDING QUALITIES

This new and last phase of Zeniazul is located in La Zenia area which belongs to Orihuela Costa town hall. An area perfectly connected to every service you could need and easy distance to the airport.

This private development features 12 large units, with big terraces. You can choose between ground floors with big terraces, middle and top floors penthouses with roof solarium all to choose between 3 bedrooms, 2 bathrooms or 2 bedrooms, 2 bathrooms.

The urbanization has an underground parking floor with parking spaces and storage rooms with direct lift Access to the apartments wheelchair friendly. Nice gardens a sunny communal solarium area at the back of the building and a pool area completes the complex.

#### **TILING OF EXTERIOR FLOORS AND WALLS**

Standard format property flooring, non-slip porcelain stoneware tiles in terraces. Can be seen in SHOW HOUSE.

#### **TILING OF INTERIOR FLOORS AND WALLS**

Large-format rectified porcelain floor tiles throughout the property. Porcelain tiles on walls in bathrooms and areas above kitchen worktops.

**CARPENTRY AND GLAZED EXTERIOR:** Exterior carpentry in aluminum with modern profile. Electric shutters with aluminum slats of the same color as the wood with polyurethane. Double glazed windows.

**INTERIOR CARPENTRY:** Armored front door. Built in wardrobes with coated inside with drawers, attics and hang doors bars.

**PLUMBING AND DRAINAGE:** The bathrooms come with bathroom furniture and mirrors included. Large shower trays with screen included. Sanitary fittings and high end. Sprinklers in rain showers. Points of water and sewer solariums and rear patios. Water heaters. Each house has key inside cut.

#### **INTERIOR WALL PAINTWORK**

Walls and ceilings are finished with smooth acrylic paint on laminated plasterboard in off white.

**ELECTRICITY:** Brand quality fittings. electrical blinders and lights. TV sockets in lounge and all bedrooms. videophone. Lights in corridors and common areas and exterior.

**AIR CONDITIONING - HEATING:** Air conditioning (hot/cold) pre installed with all air ducts all around the apartments on the suspended ceiling around vents housing outputs in every room except kitchen and bathrooms. Electric boiler for water heat. Heating floors in bathrooms and toilets.

**KITCHEN:** Fully fitted kitchen with base and wall units finish with LED lights under the wall units, drawers with auto-brake, hood, sink and drainer stainless steel, vitro ceramic and oven, pre-installation for dishwasher. Granite or Silestone countertop.

**TELEVISION and INTERNET:** Installing standard TDT and antenna installation as added antenna for TV signals in several languages: Spanish, English... Telephony and internet according to regulation.

#### **BASEMENT AND GARAGE:**

The underground parking floor with direct access with elevator from all the floors. The parking spaces would be able to have an electrical charging point for electrical vehicles under request and depending on the state of the development. Some parkings have storage room inside the parking spot and there are several storage rooms fully independent.

Direct access Vehicle ramp opened with automatic control.

**LARGE TERRACES, SOLARIUMS AND GARDENS:** Depending on the property: there are some houses with backyard with exclusive use only . There are some houses with outdoor bar and sink on either the terrace or backyard.

**FOUNDATION:** isolated footings, wall and tying straps HA-25 concrete and steel B 500-S. Voltage and terrain features and strong depth determined by Geotechnical Study by Intecom SAL

**STRUCTURE:** Forged bidirectional reinforced concrete HA-25 and B 500 S. Steel 30cm walls.

**BRICKWORK AND ISOLATION:** Division houses with double walls between 7 and 9 cm, with rock wool insulation between them.

**INNER LINER:** Partition wall cladding with gypsum plaster plaster prepared for smooth plastic paint.

**EXTERIOR FLOORING AND TILES:** Ceramic or antislip cement exterior flooring to be determined.

**COVER:** Flat roof. Formation of slopes with light insulating material, modified bitumen sheet and antislip exterior pavement to be determined.

This project has Decennial Insurance Guarantee in compliance with the Law on Construction Planning. A criterion for the technical direction for purely commercial reasons or said materials may be replaced by others of similar quality