



**Property type:** Apartment  
**Location:** San Pedro del Pinatar  
**Area:** Costa Blanca South  
**Year built:** 2024

**Swimming pool:** Communal  
**Garden:** Communal  
**Orientation:** N/A  
**Views:** N/A

✓ Garden

✓ Pre-air conditioning

✓ Terrace

## MENTATION AND STRUCTURE

- Foundation and reinforced concrete structure according to a geotechnical study and according to current regulations.

## FACADES AND PARTITIONS

- Enclosures executed with double partition, air chamber and thermal and acoustic insulation.
- Interior divisions with HD-9 brick.
- Façade finished with single-layer white fine plaster mortar.

## COVERS

- Passable flat roof with thermal and acoustic insulation and waterproofing in solarium and roof.

## FINISHES ON FLOORS AND WALLS

- Top quality ceramic flooring throughout the house and non-slip on terraces and solarium.
- Top quality wall tiles in bathrooms.
- Partitions finished with plaster.
- Top quality smooth paint on vertical and horizontal walls, white.

## EXTERNAL WOODWORK

- Entrance door with wood-colored security lock.
- PVC exterior carpentry, with hermetic closing sliding doors, and thermal aluminum shutters on windows.
- Double laminated glazing.
- Motorized blind in living room.
- External garden doors made of thermo-lacquered metal profiles, design according to direction.

## INTERIOR CARPENTRY

- Interior doors lacquered in white.
- Built-in wardrobes with folding doors, made of white lacquered DM wood. Inner lined in melamine, with drawers, hanging bar and drawers.
- The fittings, handles and handles will be matt chrome.
- Fully furnished kitchen with artificial stone worktop, stainless steel sink and faucet. single lever – water saving system.

## PLUMBING AND SANITARY INSTALLATION

- Hot and cold water plumbing installation made with PP-R pipes. Shut-off valves in wet rooms.
- Sanitation and rainwater installation made of PVC with soundproof downspouts.
- Top quality porcelain sanitary ware.
- Design furniture with sink, mixer tap and mirror.
- Built-in shower column with "rain" shower head.
- Acrylic shower tray at ground level and safety glass screen.
- The terraces and private exterior spaces on the ground floor will have water intakes.

## ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

- Electrical installation and telecommunications according to current regulations.
- White Niessen mechanisms.
- High degree of electrification up to 9.2Kw.
- There is an automatic video intercom in each house.
- Low consumption interior and exterior lighting.
- Pre-installation for charging electric vehicles according to current regulations.

## HEATING AND AIR CONDITIONING

- Pre-installation of centralized air conditioning throughout the house with interior distribution through ducts. in false ceiling.
- DHW generation by aerothermal accumulator
- Pre-installation of gas supply.
- Installation of socket in bathrooms for electric radiator.

## COMMON ZONES

- Parking space included.
- Community pool with waterfall.
- Outside toilet for the pool.
- Installation of photovoltaic panels for self-consumption in common areas.

The descriptions, measurements, qualities, in short, the entire content of this brochure is subject to the variations and modifications that the Law, Regulations, Public Organizations and other

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Energy certificate: **Pending**

