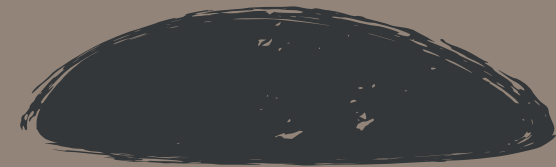


# Talasa terra

quality  
specifications



## 1. STRUCTURE

Building structure mixed, of reinforced concrete and steel, with one-way joist waffle slabs.

## 2. FACADE

### MASONRY

Facade design in shades of white combined with stone. Perforated ceramic brick exterior enclosure with thermal and acoustic rock wool insulation. Wall substrate of lightweight partitioning, i.e. drywall.

### EXTERIOR CARPENTRY

Windows and balconies of top-quality aluminium, with thermal break and double glazing with "Climalit"-type space gap. Galvanised steel or glass railings according to typology. Motorized blinds in bedrooms and living rooms.

## 3. GARAJE

Parking will be located entirely on the ground floor. The space will be covered by the building itself or by pergolas. Pre-installation for charging electric vehicles in accordance with regulations.

## 4. COMMON AREAS

Interior infrastructure with landscaped areas, recreational and leisure areas with lighting.

In PHASE I, it will have the following features:

- Swimming pool and changing rooms
- Landscaped area for sun loungers and parasols
- Equipped gym and sauna
- Social club
- Urban gardens
- Covered bicycle parking
- Electric bike charging point

### "PUERTO DE TALASA"

Talasa Village residents will have access to the "Port of Talasa", a seafront entry point on the beach of La Almadraba in Denia. There, they will find:

- Parking and charging point for electric bicycles
- Swimming pool
- Showers
- Social club
- Lockers

## 5. INSIDE THE HOMES

### INTERIOR PARTITIONING

Interior with lightweight partitioning, i.e. drywall. Separation between houses with perforated ceramic bricks, rockwool sound insulation and panelling made of lightweight drywall on both sides.

### INTERIOR CARPENTRY

Reinforced front door with white lacquer on the inside. White lacquered interior doors, hinged or sliding, depending on the rooms. Built-in wardrobes with interior lining, with smooth, white-lacquered doors that are hinged or sliding, depending on the rooms.

### FLOORING

Inside the home, top-quality laminate or porcelain stoneware flooring throughout the home (to be chosen during the construction period up the date determined by Project Management).

Top quality porcelain stoneware in bathrooms. Non-slip imitation wood porcelain stoneware on balconies and terraces.

### WALL AND CEILING COVERINGS

Bathrooms with top-quality ceramic tiling. In the kitchen, porcelain sheeting between upper and lower cabinets. Smooth acrylic paint on the rest of the walls and ceiling. Drop ceiling throughout the home.

### PAINTING

Smooth acrylic paint on walls and ceilings.

### HEATING, COOLING AND HOT WATER

Complete installation of ducted heating and cooling via air conditioning and heat pump. Control thermostat in lounge/dining room.

Production of hot water by aerothermal system.

### SUSTAINABLE ENERGY

Installation of photovoltaic panels for collective self-consumption

### BATHROOM FITTINGS AND TAPS

Top-quality white vitrified porcelain suspended bathroom fittings. Washbasin on suspended cabinet, single-lever taps and mirror. Resin shower tray with fixed shower screen.

### KITCHEN

Kitchen cabinets consisting of bottom, top and column cabinets (availability based on type) Doors made of high-pressure laminate with two-colour glossy finish (to be chosen during the construction period up the date determined by Project Management) Door opening with built-in aluminium handles in bottom cabinets and soft-closed drawers.

Compact quartz countertop with sink and single-lever taps.

The kitchens are equipped with the following appliances:

- Induction hob
- Extractor hood
- Electric oven
- Microwave oven (according to type)

Pre-installation for washer-dryer.