





**EXCLUSIVE VILLAS**  
The Luxury of Living Naturally



**LAVANDA COMMUNITY**  
**Quality Memoir**

Project: LAVANDA COMMUNITY  
Plot: AU-J of sector PAU21 (ORIHUELA)  
Promoter: TRITÓN GOLF RESORT .  
Architecture: SALVADOR GRIÑAN MONTEALEGRE



**EXCLUSIVE VILLAS**  
**LAVANDA COMMUNITY**



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## 0.0 QUALITY GUARANTEES IN YOUR LAVANDA COMMUNITY VILLA

### • 1.FOR YOUR SAFETY

- 1.1 There is a single entrance to the hills, which is guarded 24 hours.
- 1.2 Each house has a perimeter fence of natural stone throughout the plot, guaranteeing its privacy and security.
- 1.3 The main entrance door to the house is armoured.
- 1.4 The whole structure of the house is built on a system of reinforced concrete frames, according to CTE (technical building code).
- 1.5 The electricity installation is of the highest standard with independent circuits according to CTE regulations, and the water supply benefits from an 'Aero-therm' system.

### • 2.FOR YOUR COMFORT

- 2.1 'LAVANDA COMMUNITY' consists of 18 exclusive plots from 855m<sup>2</sup> up to 1422m<sup>2</sup>, with a single access door and private villas inside each plot.
- 2.2 All floors, including bathrooms, are finished with "large format" Premium quality porcelain tiles.
- 2.3 All blinds are motorised
- 2.4 The window panes allow greater solar control through their graduation system.
- 2.5 The lighting is LED (both indoor and outdoor) throughout the house.
- 2.6 Each property is fully air-conditioned and benefits from the Premium "AIR ZONE" system.
- 2.7 The kitchen is fully equipped, with island support and all appliances have an energy efficiency rating of 'A'
- 2.8 Bathrooms have full underfloor heating.

## 0.0 QUALITY GUARANTEES IN YOUR LAVANDA COMMUNITY VILLA

### 3.FOR THE BEAUTY OF YOUR HOME

- 3.1 The interior doors are lacquered in white on site, and consist of 7x3cm galce and 7x4cm flashing(7cm), with molding and handles finished in stainless steel.
- 3.2 There is an abundant plantation of Native Vegetation throughout the plot.
- 3.3The facade stone is natural, elegant and gives the sensation ofspace and well-being.
- 3.4 The interior patio in the house of 2.30 x 3.10 meters, is in perfect synchronisation with the rest of the house and is expertly and carefully decorated.

### 4.FOR YOUR ENERGY SAVINGS, A MAXIMUM

- 4.1 The entire villa is designed as a fully insulated cube, allowing a comfortable temperature and saving energy, with a high-density extruded polyethylene facade air chamber, under vertical and horizontal pavements
- 4.2 There is Increased heat efficiency by generating an internal air chamber made of reinforced concrete and a sanitary slab
- 4.3 For the insulation to be more effective, the aluminum joinery has RPT (thermal bridge break) and the window panes are laminar (4 + 4/8 chambers / 3 + 3)

All these details and those that remain to be indicated in this summary, have been included in the Extended Memoir of Qualities. Available on request

# QUALITY MEMOIR

## 1.0 Spécification

### AGENTS:

· Promoter :TRITON GOLF RESORT.SL.

Name: LAVANDA

Adress:Address: Avd, Reina Sofía n 2, corner calle Mayor, Pilar de la horadada Alicante, Post Code: 03190

Representative: D.Diego Gómez Martinez.D.N.I: 74176202-Y

Architecture: GRIÑAN MONTEALEGRE ARQUITECTO S.L.P

Name: SALVADOR GRIÑAN MONTE ALEGRE

Address: Plaza España nº 1 San javier,Telefono:636-45-58-77

The other agents involved will be indicated in the implementation phase of the project.

The Technical Management reserves the right to modify the design, material qualities and even specifications that in its opinion require design correction in the execution of the work.

## 2.0 Development location



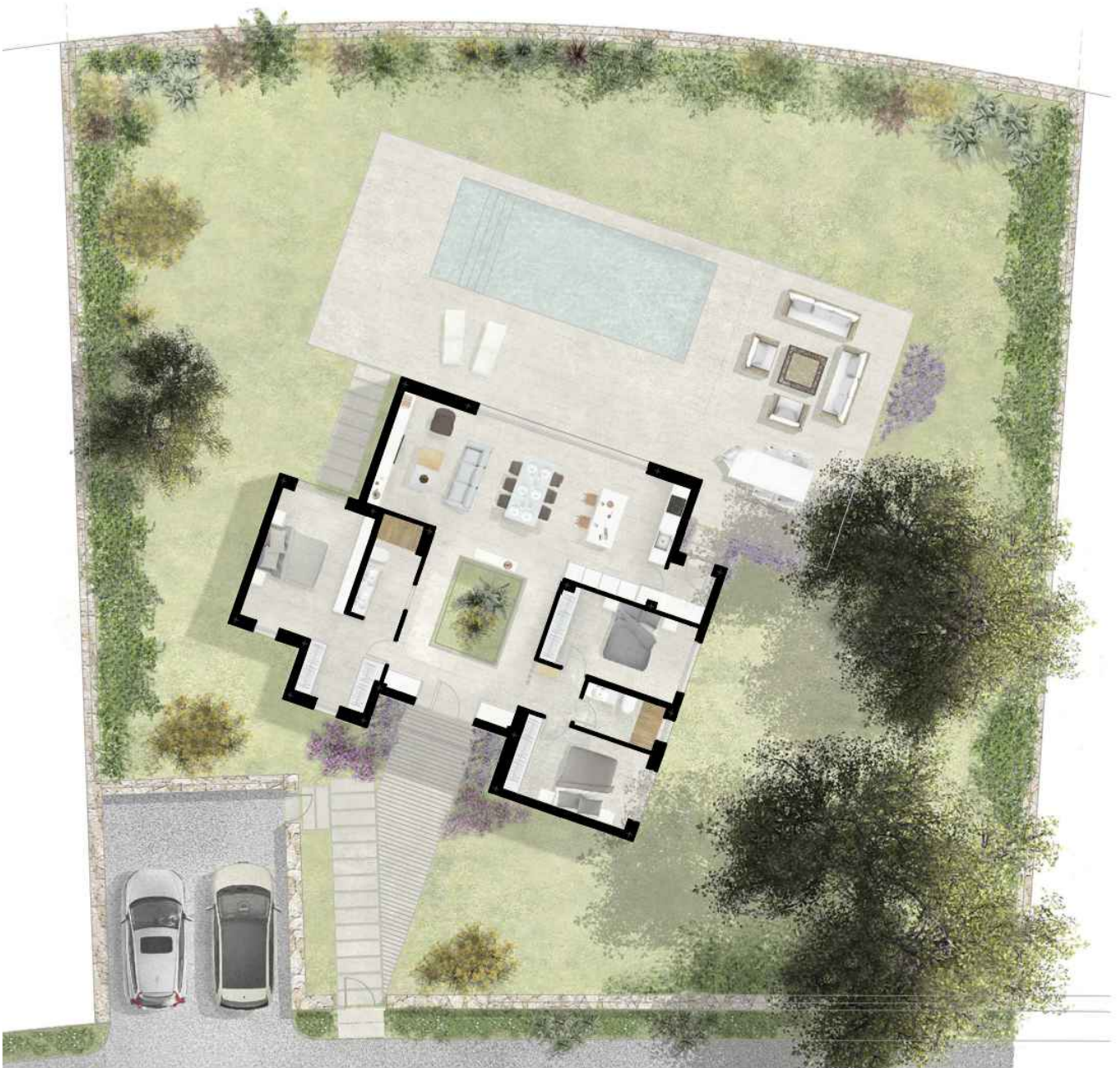
PLOT :AUR-J of Sector PAU21 (ORIHUELA)

Promoción: **LAVANDA.**

Document: QUALITY MEMOIR



## 2.0 Urbanization Interieur



# Quality Memoir:

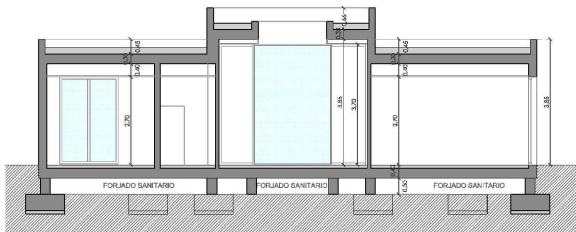
## 3.0 FOUNDATION, EXTERNAL STRUCTURE AND WALLS .

### STRUCTURAL SYSTEM

#### •Foundation and Structure

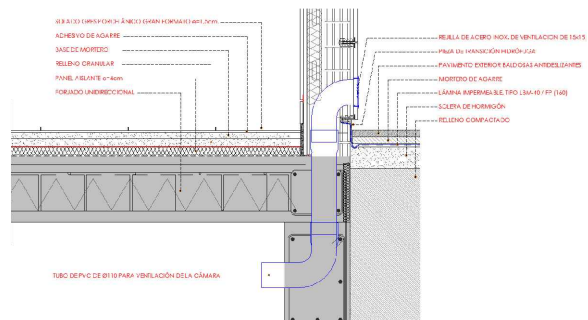
The foundation will be made in reinforced concrete with sanitary forging. The compatibility of the materials, with each other and with the terrain, and the isolation of capillary moisture, is guaranteed, in addition to generating a lower air chamber that improves the energy efficiency of the building.

The structure is projected in a structural system of reinforced concrete frames with semi-resistant joists. The protection of the structural materials will be guaranteed and control tests will be carried out by 'The Homologated Laboratory', according to CTE (Technical Building Code)



#### Enclosure of the building.

The building is designed as a completely insulated cube, with an Energy Efficiency Rating of "A". The floor has a thermal insulating layer, of extruded polystyrene (XPS) DANOPREN 500

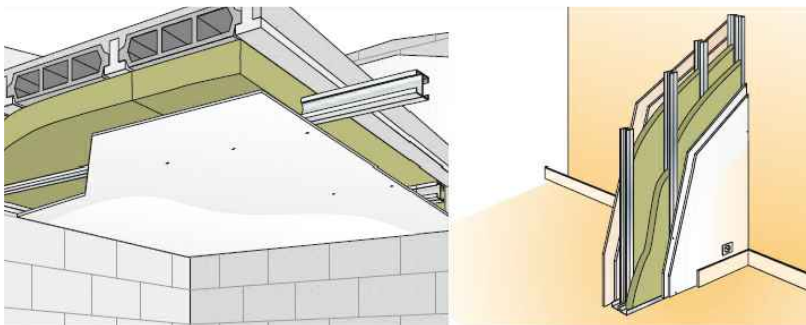


## 3.0 Exterior and Walls

Facades are formed by perforated brick of 11.5 cm + plastered interior waterproof mortar. Thermo acoustic chamber with Acustiline 80 mm + panelling two plasterboard laminated high density (13 + 13 mm) on a galvanised steel structure.



There is a false ceiling formed with laminated plasterboard with an insulation mineral blanket of 'Acustiline' 40 mm



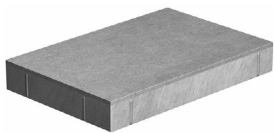
There is a cover with a thermal insulating layer of extruded polystyrene (XPS) DANOPREN 400 + slope with mortar +  
Waterproofing sheet PVC-P reinforced 1.2mm + thermal insulation, extruded polystyrene (XPS) DANOPREN 400 + capapentaparadorapoliprotileno + capacantorodado.



## 3.1 Pavements

### Interior and Exterior Floor Finish

#### Photo of the floor



GARDEN PATH  
Garden Path prefabricated in Concrete

Keraben

PORCELANOSA®

PLAZA

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TRITÓN

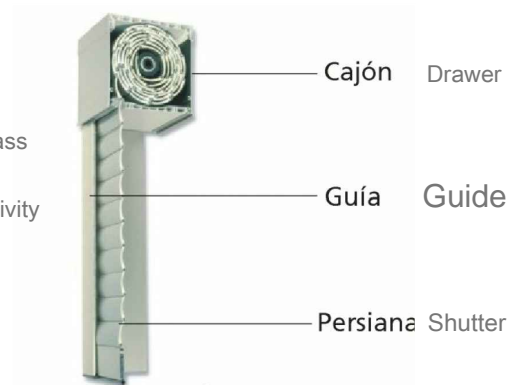
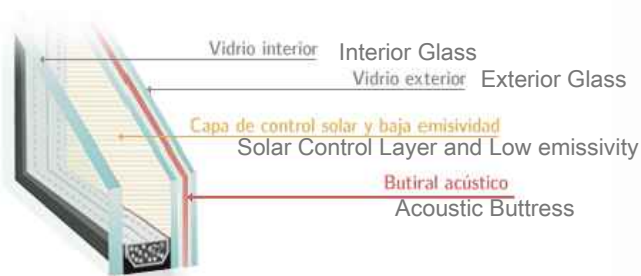
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## 4.0 EXTERIOR CARPENTRY

### Aluminum joinery with thermal break



Aluminum joinery with thermal break  
From the EXTRUAL house, window system and sliding balcony are of folding aluminum extruded E-80RPT with thermal break, for large enclosures. It is complemented with the E-54 system for the integration of fixed and practicable cloths.



## 4.0 EXTERIOR CARPENTRY

### Aluminum Blinds



Aluminum Blinds  
All blinds are motorised



## 5.0 BATHROOM FINISH.

Comfortable Designer Bathrooms, Floor, wall sealing, taps and toilets of the highest quality.



**TRES** PORCELANOSA®



Disobath  
bathroom furniture

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Document: **QUALITY MEMOIR**



## 5.0 BATHROOM FINISH

Comfortable Designer Bathrooms, Floor, wall sealing, taps and toilets of the highest quality.



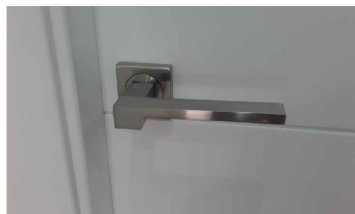
**TRES** PORCELANOSA®  



## 6.0 INTERIOR DOORS

### INTERIOR DOORS

Doors 220 cm high in MD, lacquered in place for a perfect finish, All accessories in stainless steel.



Magnetic lock, stainless steel

## 6.0 INTERIOR CARPENTRY.

### WARDROBE

Floor-to-ceiling cabinets with walk in doors, and interior lining  
Interior distribution with shelves, drawers and coat racks made to measure.



## 7.0 FRONT DOOR

### FRONT DOOR

Guarded armoured security door F2000C, with double glazed safety fixed sides and tops, coated in the same plane with aluminum panel.



## 8.0 KITCHEN

It is designed around the requirements of the client, fully equipped with a complete series of high quality Bosh goods (refrigerator, freezer, induction hob, oven, hood, dishwasher, microwave)

**Photo example of kitchen furniture**



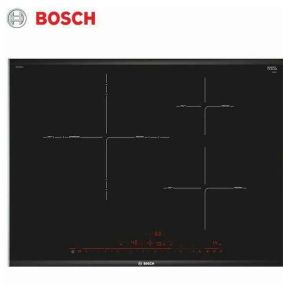
## 8.0 KITCHEN



Refrigerator Bosch KIR81AF30  
Refrigerator 1 door cyclic Energy  
class: A ++ Integrable  
Dimensions: 178x56x55 cm



Refrigerator Bosch KIR81AF30  
Refrigerator 1 door cyclic  
Energy class: A ++ Integrable  
Dimensions: 178x56x55 cm



Direct Select Premium control with 17 levels of cooking.  
3 induction zones with Sprint function and Sprint function Frying  
pan:  
-130mm  
-1 x 21cm.  
-1 x 15cm.  
Oil temperature control with 5 levels.  
Automatic Start function.  
Memory function.



Oven Bosh 'Haba'  
23r150e, Series 6, Multi-function oven.  
Black glass with stainless steel



**Built-In Dishwasher**  
Energy efficiency class A +++. Dishwasher  
super-quiet: only 44dB.  
Various Flex baskets: high load flexibility



### Extractor hood

The Bosch DHL885C hood has 4 speeds so you can choose the one that suits you best. It has an extraction power of up to 630 M3 with an inverter of 65 decibels and LED lighting



### Microwave

Microwave Frameless  
Height 38cm. for installation  
in 60cm wide opening. 60  
minute time programmer  
Quartz grill 1000W



## 9.0 ELECTRICITY AND LIGHTING

### INTERIOR LIGHTING



**Model: Airmur 1030**  
**Model: Airmur 1030**



## 9.0 ELECTRICITY AND LIGHTING

### OUTDOOR LIGHTING



**Model: Airmur 1030**  
**Model: Airmur 1030**





## 9.0 Installation of electricity.

### Installation of electricity.

Electricity installation housed with electrification level of 11,500W, with 16 circuits.

Installation of telecommunications with fibre optics.

### Switches, Sockets and Electricity



JUNG



Domotique  
Delta dore

#### Electricité

BUDGET FOR THE INSTALLATION OF DOMOTICS IN A TYPICAL HOUSING WITH CONTROL ON THE FOLLOWING DEVICES, IN THE HILLS.

OPENING CONTROL AND INDIVIDUAL AND GENERAL CLOSURE ON 6 BLINDS.

ILLUMINATION.

INDIVIDUAL ON AND OFF CONTROL AT 4 POINTS.

### Domotica



#### SMART CONTROL

Interface for automotive systems. SMARTCONTROL  
System interface automation.

## 10 AIR-CONDITIONING

### Système de climatisation



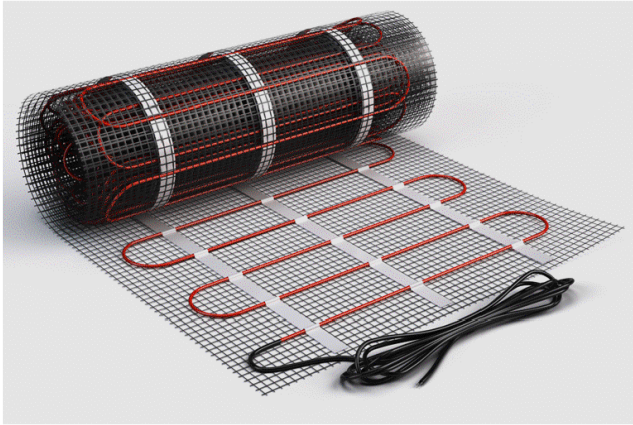
AIR CONDITIONER. Mitsubishi inverter  
.AIR CONDITIONER. Mitsubishi System



HEAT PUMP. Ariston Nou sevo,



## 10 AIR-CONDITIONING.

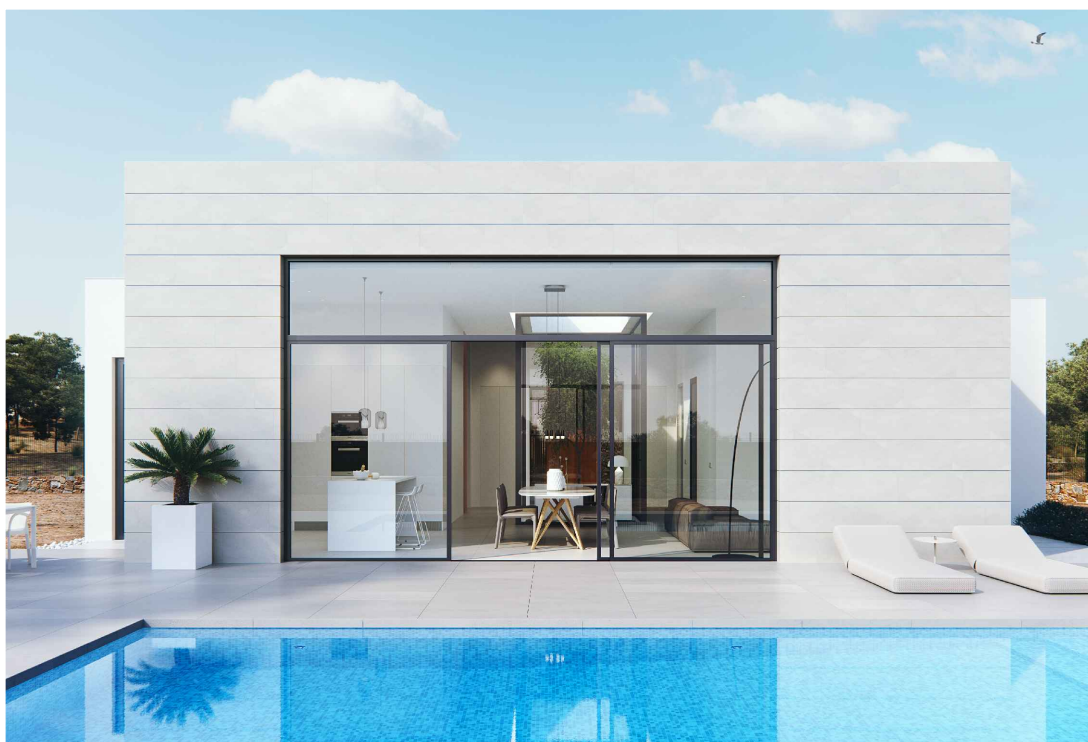


HEATED FLOORING IN BATHROOMS



## 11 SWIMMING POOL

Swimming pool with purification system



DEPURATION SYSTEM

Filtration equipment.



## 12 EXTERIOR AND LANDSCAPING

Other autochthonous plants, such as palm, sterlitzia reginae, Palm hearts, coscoja, lentiscos, etc.Etc



**ALGARROBO**



**Cycas revoluta**



**Olea Europea**



**Romero**



**Cupressus gold**



**Lavanda**



**Cipres Leylandi**



**Tomillo**



**Armica**

