



VALLE ROMANO RESIDENCES

GOLF & RESORT

BUILDING SPECIFICATIONS

The residential complex consists of:

- **430 apartments in 3 complexes with 6 buildings in each.** Buildings 1 to 9 have two basement levels and 4 floors of apartments and buildings 10 to 18 have 1 floor with commercial premises and 4 floors of apartments.
- **391 parking spaces, 390 store rooms,** technical rooms and stores.
- **Shared elements.**
- **Commercial premises,** each of the three groups of buildings has premises for a gymnasium, a children's club, social hall, offices, warehouses, restaurant, toilets and a laundry.
- **Internal layout of each complex:**
 - North complex, has a swimming pool, bar, toilets, changing rooms, two paddle tennis courts.
 - Central complex, has a reception building, swimming pool, bar, toilets, changing rooms, 2 paddle tennis courts
 - South complex, has a swimming pool, bar, toilets.

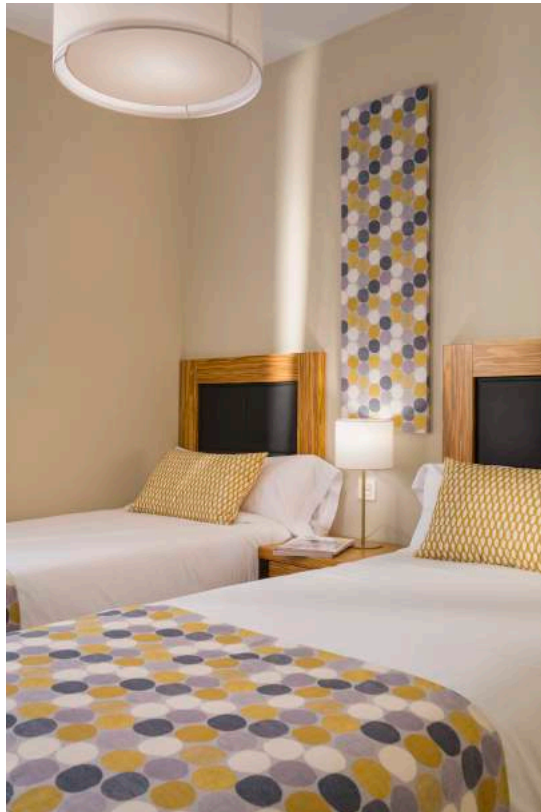
The whole complex is fenced and has a security surveillance service.



1. QUALITY SPECIFICATIONS FOR CONSTRUCTION

- **Outside walls :** Hollow brick masonry with mortar rendering, insulating chamber with plaster board interior backing.
- **Interior dividing walls:** plaster board.
- **Terrace walls:** Brick masonry pillars and laminated wood edging. Elements to house the exterior units for the air-conditioning with aluminium slats outside and laminated wood on inside.
- **Flooring:** throughout the apartment, in cream-coloured marble 60x30cm tiles with a 7cm skirting.
- **Rain gutters and sills:** in cream-coloured marble with drip plate.
- **Copings:** In ceramic on parapets of penthouse roofs.
- **Wall tiling:** Bathrooms in cream-coloured 30X40cm ceramic tiles and mosaic in wet areas.
- **Interior carpentry:** Hinged interior doors in cream-coloured lacquered wood, with doorstops, fittings and handles finished in matt chrome.
- **Modular wardrobes,** lined internally and with shelves, drawers and hanging bars fitted. They will be smooth and lacquered with the same characteristics as room doors. Hinged or sliding depending on sizes.
- **Handles, door-pulls and ironwork:** finished in matt chrome.
- **Access Doors - Front door:** double leaf in steel plate with injected insulation, decorative mouldings, ironwork and electronic lock opened with an electronic key.
- **Windows and sliding doors:** Doors and windows with brown-coloured lacquered aluminium frames, hinged and sliding for glazing, with fitted roller blinds.
- **Roller blinds:** lacquered aluminium in all windows except in bathrooms and kitchen.
- **Parapets:** on terraces, parapet built in brick with laminated wood.
- **False ceilings:** in corridor, bathrooms and kitchen. Continuous and detachable in bathroom with air-conditioning unit. Recessed moulding in the dining room ceiling.
- **Paint and finishing:** Throughout the apartment, cream-coloured plastic paint and walls and white on ceilings
- **Bathroom fittings:**
 - Enamel bath with handles in master bathroom
 - Shower plate in mixed acrylic in second bathroom
 - Wash basins sunk into a cream marble top
 - Vileroy & Boch toilets and bidets in glazed porcelain
- **Taps:** Grohe brand mixer type
- **Kitchen fittings:**
 - Grey melamine modules. Cream-coloured laminate doors in upper units and chocolate-coloured with aluminium edge on lower units.
 - Aluminium door-pulls.
 - Blum hinges and drawers
 - Compac Quartz Arena worktop with double edge.
 - Wooden skirting
 - Teka Stainless-steel sink and drainer with Cata mixer-tap





- **Kitchen appliances:**
 - Bosch Vitro-ceramic hob and Bosch electric oven
 - Bosch fitted Microwave
 - Cata decorative 90 cm stainless extractor
 - Bosch 185 cm No Frost refrigerator
 - Panelled Bosch dishwasher
 - Bosch Panelled washing machine
- **Switches and plugs: Niessen Zenit white colour.**
 - Telecom connection points: Niessen Zenit white colour.
 - Air-conditioning: Mitsubishi Electric through ducting. Interior unit in second bathroom and exterior unit situated on private terrace.
 - Hot water installation: using solar panels combined with supporting general or individual Simat brand 50-Litre electric water heaters located in a cupboard in kitchen.
 - Fixed ventilation in kitchens and ventilation ducts: using resin, PVC or lacquered aluminium grills.
 - Pergolas: Laminated wood frames supported by beams and brick columns.

2. CONSTRUCTION QUALITY SPECIFICATIONS FOR COMMUNAL ELEMENTS:

- **Paving:** At gates and in access areas, galleries, terraces and flat roofs, non-slip ceramic 33x33 floor tiles.
- **Staircases** with tread, riser and skirting in 'Macao' marble.
- **Walls:** Stone facing on outside walls.
- **Ironwork:** Brown-coloured aluminium hand-rails.
- **Paintwork:** White-stone colour paint.
- **Elevator:** Schindler

3. CONSTRUCTION QUALITY SPECIFICATIONS FOR LEISURE AREAS:

- **Floors:**
 - Gymnasium and mini-club: Continuous vinyl flooring.
 - Mini-club toilets: Non-slip stoneware tiles 20x20 cm.
 - Youngsters' room, Social hall and warehouse: Cream 60x30 cm marble tiles with 7 cm skirting
- **Outdoor door and window frames:** brown-coloured lacquered aluminium
- **Interior dividing walls:** plaster board dividing walls finished with matt smooth paint.
- **False ceilings:** False continuous perimeter beam of plaster and accessible ceiling with white lacquered aluminium frames and perforated plaster panels. Acoustic insulation in gymnasium
- **Air-conditioning:** through ducting. Equipment by Carrier.
- **Equipment:**
 - Gymnasium: Machines and weights
 - Mini-club: Tables and bowls game

4. CONSTRUCTION QUALITY SPECIFICATIONS FOR RESTAURANTS:

- **Floors:**
 - Dining rooms: Cream marble 60x30 cm tiles with 7 cm skirting
 - Kitchen: Non-slip stoneware 25x25 cm tiles.
- **Door and window frames:** Brown-coloured lacquered aluminium.
- **Interior dividing walls:** Perforated brick in fire-protected lobbies, double air-brick separating the kitchen, faced with 20x20 tiles. Dry partition wall separating refrigerators. Plaster board tiles painted with smooth matt plastic paint.
- **False ceilings:**
 - Dining room: False continuous perimeter beam of plaster and accessible ceiling with white lacquered aluminium frames and perforated plaster tiles. Acoustic insulation in gymnasium
 - Kitchen: Accessible ceiling with vinyl ceiling panels and white lacquered aluminium frame.
- **Air-conditioning:** through ducts. Carrier machinery.

5. CONSTRUCTION QUALITY SPECIFICATIONS FOR CAR-PARK BASEMENTS AND STORE ROOMS:

- **Floors:**
 - Access ramps: Printed concrete floor.
 - Driving surfaces and parking places: mechanically smoothed concrete floor.
 - Store rooms: Non-slip stoneware tiles
- **Interior dividing walls:** perforated brick with mortar covering.
- **Doors:**
 - Vehicle access door: elevating door consisting of a tubular frame with folded sheeting. Motorised and remote-control operation.
 - In basement access lobby, hinged single-leaf EI-60 fire doors.
 - In store rooms and shared-use rooms in basement, galvanised steel door lacquered in white
- **Ventilation:** forced air.
- **Fire-fighting installation:** YES.
- **Lighting installation:** YES.



6. CONSTRUCTION QUALITY SPECIFICATIONS FOR INTERIOR OF COMPLEX:

- **Foot access to the residential complex:**
 - Access to the complex via the Reception Building.
 - Access to the remaining complexes via independent access gates in the fence.
- **Exterior fencing:**
 - Parapet wall of coloured decorative concrete blocks and a metal fence of perforated metal sheeting.
- **Hand-rails on stairways and changes of level within the complex:**
 - Metal hand-rails and perforated sheeting.
- **Foot access points in shared area:**
 - Printed concrete floor in light brown colour
 - Metal litter bins.
 - Slopes with artificial stone and concrete masonry.
- **Interior gardening:** with watering network.
- **Swimming pool area:**
 - Pool lined with 'Gresite' vitreous mosaic.
 - Landscaped beach area crowned with artificial stone.
 - Swimming pool fence composed of tubular frames and perforated metal sheeting.

