



# MONGOMAR

QUALITY SPECIFICATIONS

## VILLA OCAIVE

In the Montesolana residential area, in Pedreguer (Alicante), **Villa Ocaive** is born a 219 sqm single-family home project designed for those who seek serenity, natural light and panoramic views of nature and history. Its name comes from the **Castillo de l'Ocaive**, which can be seen from the villa's terrace. Set on a **private 1,100 sqm plot**, the layout includes **3 bedrooms, 3 bathrooms**, a spacious open-plan **living room, kitchen and dining area, office, laundry room**, and **covered parking for two vehicles**. The project also features a **private swimming pool** and a **rooftop solarium terrace** with open views to the surrounding mountains and the castle. All this in a peaceful yet well-connected location, just minutes from the motorway, the Portal de la Marina shopping centre, and the beaches of Dénia, Jávea and Moraira. **Villa Ocaive** is a soulful home. A place to slow down and reconnect with what truly matters.

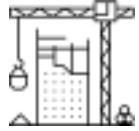
# VILLA OCAIVE

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MONGOMAR *Soulful Homes*

## EARTHWORKS AND EXCAVATION

Prior to the start of construction, the plot will be **cleared and prepared**, together with all necessary works to ensure the correct implementation of the dwelling.



Excavation for the foundations will be carried out in accordance with the project and under the **supervision of the Technical Management**, ensuring proper adaptation to the terrain and soil conditions.

## FOUNDATIONS

The building foundations will be executed using **footings and foundation tie beams**, in accordance with the technical project and the instructions of the Technical Management, guaranteeing the **structural stability and safety** of the dwelling.

## STRUCTURE

The structure of the building will consist of **one-way reinforced concrete floor slabs with a depth of 30 cm**, combined with **reinforced concrete and steel columns**, in accordance with the structural design and calculations of the project.

## INTERNAL PARTITIONS

The internal partitions of the dwelling will be executed using **plasterboard partition systems**, allowing for appropriate space distribution and enhancing interior comfort.

## FACADES

The external enclosures will be constructed using **triple hollow ceramic brick**, incorporating internal lining systems and **thermal insulation**, in accordance with the specifications of the technical project.

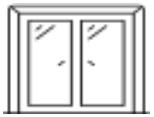
## ROOFS

The roof will be executed with a **continuous thermal insulation system**, complemented by the formation of slopes using **cellular concrete** and subsequent waterproofing.

The exterior surfaces will be finished with **ceramic paving**, respecting the necessary perimeter and expansion joints to ensure the durability of the construction.







## EXTERNAL CARPENTRY

Windows and exterior enclosures will be made of **aluminium, TECHNAL brand or similar**, featuring **thermal break throughout** and finished in elegant tones.

Depending on their location, the systems will be **sliding or tilt-and-turn**.

External shutters will be made of **lacquered aluminium**, matching the colour of the carpentry, and will be installed **only in bedroom areas**.

## GLAZING

The glazing will consist of **double glazing with air chamber and solar control**, designed to enhance interior thermal comfort, reduce solar radiation intake, and protect against UV rays, contributing to improved energy efficiency.

## MAIN ENTRANCE DOOR

The main entrance door will be a **security door**, with a **smooth aluminium exterior finish** and contemporary design, ensuring resistance, durability, and safety.

## VEHICLE ACCESS SLIDING GATE

Motorised **sliding vehicle access gate**, operated by remote control and integrated into the exterior boundary enclosure of the plot.

## INTERNAL CARPENTRY

### Doors

Interior doors will be **white lacquered**, fitted with **stainless steel handles and fittings**, featuring clean lines and a modern design.

### Wardrobes

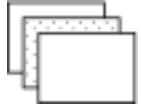
Built-in wardrobes with **white lacquered doors and integrated recessed handles**.

Interiors will be **fully finished**, with functional layouts including hanging rails and drawer units, according to the design of each wardrobe.

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## FLOORING AND WALL FINISHES

### Interior Flooring

The interior floors of the dwelling will be finished with **porcelain stoneware from a recognised brand**, using **large-format tiles**, laid with **special flexible adhesive over a self-levelling base**, ensuring a continuous, elegant, and durable finish.

### Bathroom Finishes

Bathrooms will be finished with **ceramic tiling on both floors and walls**, using **high-quality materials** selected from recognised market brands, giving priority to national manufacturers.

### Kitchen

The kitchen wall finish will be executed using the **same ceramic material as the worktop**, creating visual and functional continuity within the space.

### Terraces and Exterior Areas

Terraces will be paved with **porcelain stoneware**, including **skirting in the same material and colour**, and respecting the necessary perimeter and expansion joints.

### Parking Area

The parking area will be finished with **power-floated concrete paving**, in accordance with the project specifications.

## THERMAL AND ACOUSTIC INSULATION

The dwelling will incorporate **thermal and acoustic insulation systems** integrated into facades, roofs, and enclosures, in accordance with the technical project specifications, with the aim of improving interior comfort and energy efficiency.

## WATERPROOFING

All roofs and terraces will be **properly waterproofed using specific systems**, ensuring watertightness and durability of the construction elements, in accordance with the execution project.

## PAINTING

Interior surfaces of the dwelling will be finished with **washable and breathable plastic paint**, suitable for residential use and designed to facilitate maintenance and long-lasting finishes.

## CEILINGS

Ceilings will be executed using **plasterboard panels**, allowing for a clean and continuous finish, as well as the correct integration of the dwelling's installations.





## PLUMBING



The dwelling will be provided with a **complete plumbing installation**, executed in accordance with the technical project. Domestic hot water production will be carried out by means of an **aerothermal system**, prioritising energy efficiency and the use of more efficient energy sources (**Kosner brand or similar**).

## SANITATION

The sanitation network of the dwelling will be executed using **PVC piping**, in accordance with the project and current regulations. The property will be **connected to the public sewage system or to a septic tank** where the residential area does not have a public sewage network. This is a common solution in the area and is executed in compliance with applicable technical and regulatory standards.

## BATHROOMS · FITTINGS AND EQUIPMENT

Bathrooms will be fitted with **high-quality materials and elements from recognised brands**, featuring contemporary design:

**Extra-flat resin shower trays**, in white.

**Glass shower screens** included in all shower areas.

**Vitrified porcelain sanitary ware**, in white, with modern lines.

**Designer taps**, with the option of a black finish.

**Bathroom furniture unit and mirror** included in all bathrooms.

The dwelling will incorporate a **forced ventilation system** in bathrooms and kitchen, integrated into the overall installation system.

## APPLIANCES

The kitchen will be delivered equipped with the following appliances, integrated into the kitchen furniture: **Induction hob, Balay brand or similar**, with integrated extraction system. **Oven, Balay brand or similar**.

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## SWIMMING POOL

The dwelling will feature a **private swimming pool**, executed in accordance with the project, with **built-in steps** and a **shallow area**, seamlessly integrated into the exterior environment of the plot.

## EXTERIOR AREAS AND GARDEN

The exterior of the plot will be landscaped with **plant species typical of the Mediterranean environment**, selected for their landscape integration and low maintenance requirements.

## PARKING

The property includes a **private parking space**, finished with **power-floated concrete paving**. Access is provided via a **motorised sliding gate**, operated by remote control.

## BOUNDARY WALLS AND ACCESS

The plot will be enclosed by a **perimeter boundary wall**, executed with **concrete block and metal lattice**, in accordance with the project specifications.

Vehicle access will be provided via a **motorised sliding gate**, operated by remote control.





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## KITCHEN

The kitchen will be delivered **fully equipped**, featuring furniture from the **recognised brand SANTOS or similar**, comprising **lacquered wall and base units** with a contemporary design.

It includes a **continuous ceramic worktop and wall cladding**, with an **integrated sink**.

The included appliances will be an **oven and induction hob**, **Balay brand or similar**, with an **integrated extraction system**.

## ELECTRICAL INSTALLATIONS AND COMMUNICATIONS

The dwelling will be fitted with **designer electrical mechanisms**, **Atmoss brand or similar**.

It will also feature a **Fermax video intercom system**, as well as **digital TV and data outlets** in all bedrooms and in the living-dining area.

## CLIMATE CONTROL

Climate control will be provided by a **hot/cold heat pump system**, distributed through ducts concealed within suspended ceilings, using **Mitsubishi equipment or similar**, and controlled by a **general thermostat**.

## ENERGY EFFICIENCY

The dwelling incorporates **construction solutions and installations focused on energy efficiency**, such as enhanced thermal insulation and an **aero thermal system** for domestic hot water production.







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