

## COMPREHENSIVE RESIDENTIAL PROJECT MANAGEMENT

**"WE ARE A TECHNICAL OFFICE THAT BUILDS"**

**We turn Architecture and Engineering into a form of authorship. Each project is a unique work conceived from honesty, rigor and constructive beauty.**



DENIA, APRIL 2026

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**Dénia, April 2026**

## **2002 EPSICU S.L.**

**Estudios, Proyectos y Servicios de Ingeniería Civil y Urbanismo, S.L.**

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## 1.- THE COMPANY

**EQ (2002 EPSICU S.L., ESTUDIOS PROYECTOS Y SERVICIOS DE INGENIERIA CIVIL Y URBANISMO S.L.U.)**, is a company aimed at providing comprehensive services in all matters related to civil engineering, urban planning and construction, both civil works and building, specialising in signature villas.

Incorporated in December 2001 in Dénia, Alicante, **2002 EPSICU S.L., ESTUDIOS PROYECTOS Y SERVICIOS DE INGENIERIA CIVIL Y URBANISMO S.L.**, arises from the need for coordination between the drafting, calculation and evaluation of any Technical Project, and the final Execution of the Projected Work, taking as a starting point for the diligence of both phases the training and professional development carried out in France in the 90s of its Technical Director in the field of Project Management, which has marked EQ's methodological approach since its origin.

Trained to focus from scratch on the creation and development of a Technical Project, from the initial Preliminary Project and the final Execution Project, the Technical Management and its complete execution, to the reception and legalization of the projected set, with the ability to combine all these steps in a set of procedures with the same ultimate goal: the delivery of a finished Technical Project at the request of our clients.

With extensive professional experience in its technicians, both its own and associates, it offers a dynamic and active multidisciplinary team that faces problems and seeks the best technical and economic solutions to offer the best service to its customers.

Within this multidisciplinary team, made up of Engineers, Architects, Urban Planning Lawyers, Topographers..., in which several members of the same have worked directly and indirectly on projects for Public Administrations (Local, Regional and State), with a high degree of operability in the processing and management of matters for them.

Our range of clients ranges from large urban development and land management companies, including official bodies and public administrations, to the private developer and/or builder, whenever they need technical-legal advice in the development of the works included in the list mentioned below.

More than two decades later, we remain faithful to a simple idea: that Architecture and Engineering, when done with passion, become art. At EQ we achieve precision and constructive perfection from honesty and dedication to work.

At EQ, we turn Architecture and Engineering into a form of authorship. Each project is a unique work conceived from honesty, rigor and constructive beauty.



Villa Palisandro – Jávea

## 2.- PROJECT MANAGEMENT

We understand and define Project Management for our clients as the integration of all the technical and economic activities linked to the development of a project, from its conception to delivery.

We are not just another agent in the chain: we act as a technical structure that makes complex projects viable and executable in highly demanding environments.

The comprehensive management of our signature villas combines technical precision with architectural vision, integrating in a single thread the engineering, the work and the object that the technical project requires the property.

In summary, we carry out the following functions:

- Preliminary feasibility study based on the needs of our potential clients and compliance with the Technical Regulations applicable to the proposed Technical Project.

- Consolidation of the same to the regulations in force and particular technical prescriptions of the Public Administration that will receive it.

- Management and development of all those works prior to the start of the work that intervene in the contracting process of the same, both in the selection of offers and the comparative study of the same.

- Monitoring and coordination of resources in the execution of the planned urbanization works.

- Documentation and binding relationship with the official bodies linked to the tasks in progress on the site, as well as with the concessionaire companies of the services and infrastructures generated in the implementation area.

- Detailed and sufficient information to the Owner on the economic development and deadlines for the execution of the work in progress.

- Management of the relationship with the contractor, in case it is not **2002 EPSICU S.L.** awarded of said works, in all the technical and economic aspects of the work.

- Detailed proposal of any technical solution that may improve the execution of road urbanization works.

.- Control of all the areas involved in the construction process, from the reception and quality control of the elements to be used, to the correct execution and commissioning of the same.

- Review and confirmation of monthly work certifications.

.- Report to the Owner of the results obtained supporting the Management in the approach to the future management of the works finally executed.



Villa Palisandro - Jávea

### 3.- URBAN PLANNING, PLANNING AND MANAGEMENT

The following fields of application serve as examples:

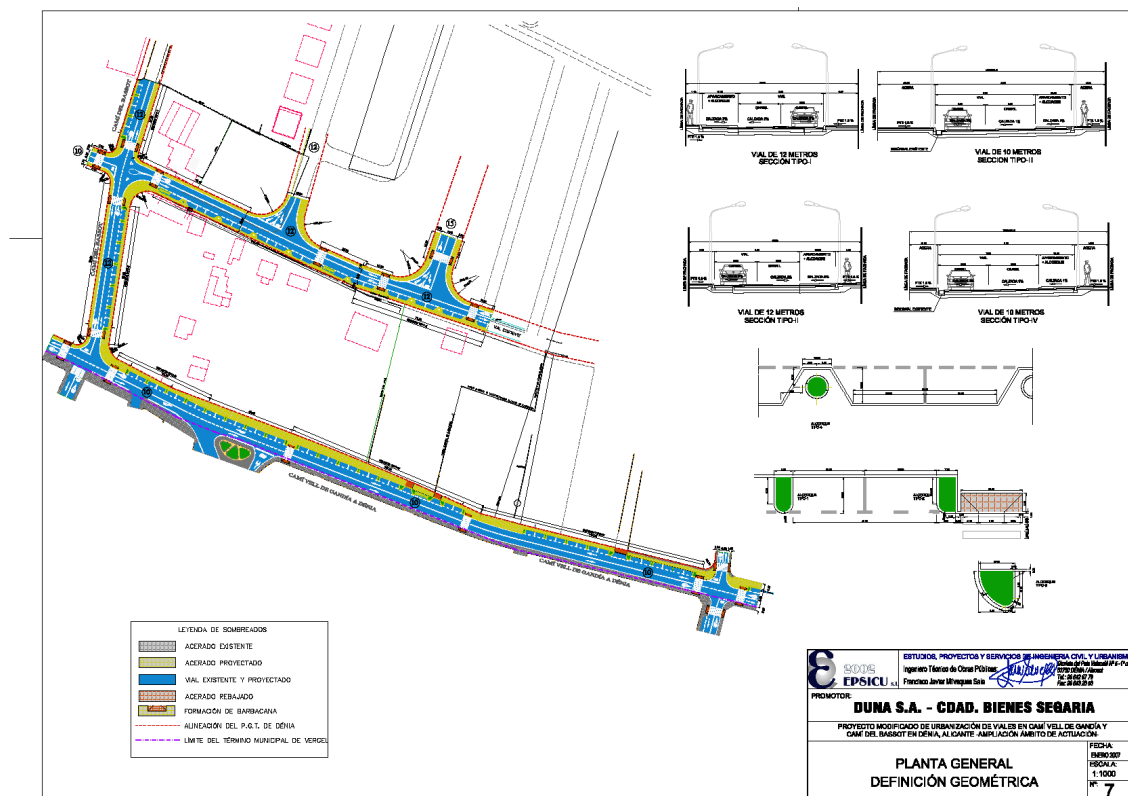
- Any type of activity, both in the private sphere and in that of the public administration, developed by Law 5/2014 on Territorial Planning, Urban Planning and Landscape (LOTUP) of the Generalitat Valenciana.

- Intervention in all types of legal-urban planning process, both in its legal and technical aspects.

- Planning: General Plans, Partial Plans, Approvals, etc.

- Programming of actions, both isolated and integrated, in all their phases, technical alternative, legal-economic proposal, urbanization projects, reparceling, etc.

- Other urban planning actions such as expropriations, reserves and transfers of use, declarations of community interest.



Urbanization Project 2008

### 3.1. WORKS MANAGEMENT

The Project Management according to **LAW 38/1999, of 5 November, on Building Planning (LOE)**, and the **Technical Building Code (CTE)**, is made up of:

- Construction manager
- Director of execution of works

Together with the mandatory Health and Safety Coordinator according to Royal Decree 1627/1997 health and safety in construction works.

There are numerous works in which **2002 EPSICU S.L.** has carried out this work, with positive results that we can accredit at the request of the Property and with the technical staff that appears in this presentation document.



Plaza del Consell in Dénia - 2011

**2002 EPSICU S.L.** develops in this field:

- The drafting of new construction or extension projects in the field of building, industrial buildings and other constructions, as well as the legalisation of works already carried out are part of the attributions made to our profession.

- The project activity, especially important in the field of rehabilitation, repair and consolidation of existing buildings and in the adaptation and decoration of commercial premises, which generally also involve the management of the works themselves, under the terms established in current legislation.

- The management of the material execution of the works, a remarkable facet in the professional practice, especially in large promotions and which has been strongly promoted after the enactment of the LOE, due to the specific configuration of this professional function contemplated in its article 11.2.c).



Villas P14 and P21 – Can Aubarca

### 3.2. HEALTH AND SAFETY

The work to be carried out includes the drafting of health and safety studies, the approval of safety plans, as well as their drafting and carrying out the tasks of coordinator in the study and execution phase of works.

The profession's commitment to the Health and Safety of workers in Construction is a fact that is well known by all people and entities related to the sector. As a result of this circumstance and due to the special professional preparation, most of the "Health and Safety Coordinators" practicing in building works in Spain are Technical Engineers of Public Works and/or Technical Architects.

### 3.3. QUALITY CONTROL

A growing intervention in terms of programming and quality control, with all that this entails, intervening in the manufacturing processes of materials and elements for construction, and especially in the control of their production and reception control.



EQ office in Dénia

### **3.4. TECHNICAL STUDIES**

This section includes different jobs for which we are authorized:

- Activity projects, drafting and management of environmental communication projects, as well as environmental license projects, necessary for the opening of commercial activities in premises.
- Emergency plans, which outline the fire protection measures and evacuation routes in the event of an emergency.
- Carrying out scheduling or time planning (GANTT), to manage the duration of the execution of the works and simultaneity of activities in the construction process.

### **3.5. URBAN STUDIES**

Due to the experience and training carried out in recent years in the urban planning field, we can advise our clients about the urban situation of their properties and carry out all kinds of administrative procedures such as obtaining administrative authorizations and licenses, certificates for institutions such as the Land Registry, Cadastre or notarial actions.

According to recent court rulings and professional attributions, we can carry out both the project and the management of urban reparcelling projects.

### 3.6. ECONOMIC STUDIES

In recent years, it has been very common to offer our clients the realization of the studies and financial programming of the real estate development, including the realization of the following items:

- Study and comparison of offers.
- Valued relationships.
- Valued reports.
- Price review and budget adjustment.

Real estate valuation or appraisal, especially in the mortgage market both in plots and in properties of all kinds.

We offer the possibility of studying tenders for works for the administration in the field of building and civil works, as well as monitoring their execution.



Pedestrian Street in Els Poblets – 2009

### 3.7. TECHNICAL REPORTS

Drafting of reports, recognitions and opinions, on any matter related to our profession both for private clients and communities of owners.

Judicial expert opinions, among others, also represent an important spectrum of activity that ranges from the drafting of the report to the presence in the judicial process as an expert.

The issuance of technical certificates of the type:

- Certificates for shows.
- Certificates for andamios.
- Acoustic certificates.
- Certificates of declaration of new construction.
- Certificates of habitability and second occupancy.
- Discharge certificates.

A job in which we have specialized is rehabilitation with the preparation of reports on the state of conservation and use of constructed buildings (ICE). To which we must add the technical inspection reports of buildings (ITE) with the drafting and monitoring of the building maintenance book. These reports require specialization and dedication in their writing and the technicians are backed by specific training.

### 3.8. DELEGATED PROJECT MANAGEMENT

Advice on the comprehensive management of the real estate and construction process, known as DELEGATED PROJECT MANAGER, is the work that includes the coordination of all the activities that take place in the development of the building and providing the necessary economic management to maintain and optimize the viability of the project on behalf of the client.

PHASE / SERVICE	DESCRIPTION
<b>Planning and start-up</b>	Review of the executive project, phase planning, work program, initial risk matrix.
<b>Bidding and contracting</b>	Preparation of specifications, invitation to bidders, comparison of offers and award recommendation. The developer signs the contracts.
<b>Technical representation</b>	Dialogue with Administration (Dénia City Council), OCT, supply and neighborhood agencies.
<b>Quality Control</b>	Supervision of materials and finishes according to the project and the project specifications.
<b>Cost Control and Changes</b>	Budget monitoring, management of modifications, approval of contradictory prices.
<b>Deadline control</b>	Monthly updated work plan, early warnings of deviation and correction proposals.
<b>Reporting al promotor</b>	Monthly written report (progress, cost, risks, upcoming decisions required). Biweekly follow-up meeting.
<b>Delivery coordination</b>	Management of the reception certificate, correction of defects, obtaining a first occupancy licence and delivery to buyers.
<b>Project Closure</b>	Settlement of contracts, as-built dossier, building use and maintenance manual.

Applying this procedure we have developed BUILDINGS 1 and 2 of the RESIDENCIAL LAS LOMAS DE DÉNIA.



Las Lomas de Dénia Residential Complex, Block 2

## 4.- CIVIL ENGINEERING

Projects, Project Management and Technical Assistance for all types of Civil Engineering projects:

- Roads, accesses, junctions and other elements of these infrastructures.
- Metal and concrete structures.
- Complete urbanization of roads with all their infrastructures.
- Hydraulic works in general.
- Maritime works.

Old Viaduct of Teruel, 1996

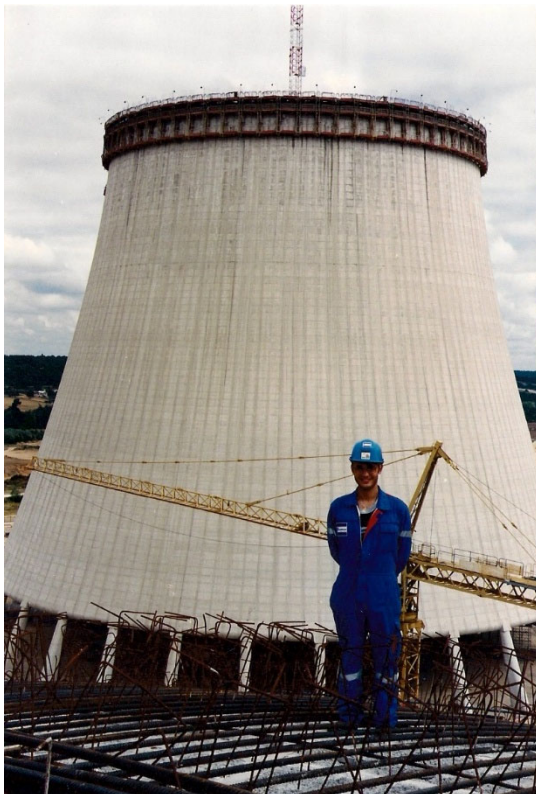


Old Viaduct of Teruel, 2018





Coura Bridge, Portugal, 1997



Civaux Nuclear Power Plant, France, 1995



## 5.- CONSTRUCTION: CIVIL WORKS / BUILDING

Since the constitution of **2002 EPSICU S.L.**, on December 24, 2001, our objective and achievement has been to apply and finally put into practice Project Management in all our works, carrying out the integral management of the work to be executed from the beginning of it, following the requirements requested by our clients.

Similarly, we develop the Project Monitoring of Projects in progress, reporting at all times the documentation accrediting the activities in progress and with a justified result of the entire construction process, subject to the quality, deadlines and costs set by the client.



Urbanization of Viales in Jávea, 2014

We execute any type of turnkey work related to the previous headings, from the preliminary study phase and drafting of the Technical Project, including the Project Management of the same, until the completion of the work as a contractor.

Similarly, we are capable of executing any type of building, from single-family homes of a certain size to the complete construction and interior development of the same.



Single-family house in Pego, 2007



Las Lomas de Dénia Residential Complex, Block 2

## 6.- TECHNICAL TEAM

For the Drafting of Technical Projects, Health and Safety Studies, Landscape Integration Studies, Project Management and/or Health and Safety Coordination tasks during the execution of the works, the following is the list of professionals and their technical qualifications with whom **2002 EPSICU S.L.** carries out these works:

**.- Fco. Javier Milvaques Sala,**

.- Technical Engineer of Public Works in the specialty of Civil Constructions from the Polytechnic University of Valencia,

.- Civil Engineer from UCAM in 2011,

.- Sole Administrator and Technical Director of the company **2002 EPSICU S.L., Estudios, Proyectos y Servicios de Ingeniería Civil y Urbanismo, S.L.**

.- Project Manager AEIPRO accreditation.

.- **Marta Peña Seguí,** Civil Engineer, Technical Director of PRAXING S.L., Alicante.

.- **José Ricardo Alemany and Nacho Jordá,** Architects of **IMAGINARQ ESTUDI D'ARQUITECTURA S.L.**

.- **Juan Manuel Moreno Avena,** Agricultural Technical Engineer, specialized in carrying out topography, appraisals and measurements, collegiate number 851 of the College of Agricultural Technical Engineers of Alicante.

.- **Julián Pérez Hernández,** Industrial Technical Engineer, collegiate number 2,303 of the College of Industrial Technical Engineers of Alicante, as a designer for electrical and telecommunications installations.

We have complete technical teams in Dénia and Ibiza, with a Technical Architect on site, site managers, local industrialists and collaborating industrialists of EQ on the peninsula who have travelled to the island.



Villa Palisandro Jávea

Please visit our website, [www.epsicu.com](http://www.epsicu.com), as well as our professional profile on INSTAGRAM [https://www.instagram.com/eq\\_es\\_epsicu](https://www.instagram.com/eq_es_epsicu) and LINKEDIN <https://www.linkedin.com/company/eq-epsicu/>.

More than two decades later, we remain faithful to a simple idea: that Architecture and Engineering, when done with passion, become art. At EQ we achieve precision and constructive perfection from honesty and dedication to the work it develops.

Thanking you in advance for your interest and trust, sincerely,

Dénia, April 2026  
Fco. Javier Milvaques Sala  
**2002 EPSICU S.L.**  
**Studies, Projects and Services of Civil Engineering and Urbanism, S.L.U.**

**EQ** 2002  
**EPSICU** S.L.

*Estudios, Proyectos y Servicios  
de Ingeniería Civil y Urbanismo, S.L.*