

STRUCTURE AND FOUNDATIONS

Reinforced concrete. Structure formed by pillars, floor slabs and roof slab.

FACADES

Facade enclosure made with triple ceramic brick 11 cm thick, externally coated with water-repellent cement mortar base and finished in white thin layer (painted in dark colour in certain areas of ground floor), internally plastered with mortar, with air chamber, insulation based on a rigid panel of volcanic rock wool 8 cm thick and internally lining with self-supporting free panel made with a laminated plasterboard, bolted directly to the self-supporting structure of galvanized steel profiles.

INTERIOR WALLS

Interior walls made of laminated plasterboards (pladur type or similar), on a acoustic band, formed by a simple structure placed in "N" form with 40 cm distance inbetween; acoustic insulation made of semirigid mineral wool panel thickness 45 mm, in the core; 78 mm of total thickness. Damp-proof plasterboards will be installed in wet areas.

ROOF

Non passable inverted flat roof, consisting of: Waterproofing by adherent asphalt fabric, separated with several layers of geotextile fabric layer, thermal insulation with 2 rigid panels polystyrene panel 4 cm thick each and protective layer 5cm of gravel.

TERRACE

Thermal insulation in false ceilings of 4 cm. thick, based on volcanic rock wool Flat walkable, composed of: Waterproofing through adhered asphalt cloth, geotextile separating layer, 4cm protection layer. Mortar and artificial grass

CEILINGS

Suspended false ceiling made of laminated plasterboards (pladur type or similar) in the entire interior with placement of trampillas of registration with steel frame, for access to maintenance of the facilities.

PLUMBING INSTALLATION

Piping for interior plumbing installation, consisting of reticulated polyethylene pipes PE-X serie 5, thermal insulation to minimize heatloss, made of elastomeric foam 25 mm thick. Stopcocks in bathrooms, kitchen and water tapes connections. Double flow ventilation control with heat recovery unit.

SOLAR BATTERY INSTALLATION FOR DOMESTIC HOT WATER

Single-family Sanitary Hot Water Installation composed of AEROTHERMAL Equipment, 150 l split model heat pump, super-silent, anti-corrosion, anti-frost and anti-legionella.

ELECTRICAL AND TELECOMMUNICATION INSTALLATIONS

Installation made according to current regulations. Niessen or similar brand mechanisms, model Zenit. TV, FM and telephone sockets in living room, kitchen, all the bedrooms and covered terrace of the ground floor. Colour video door-phone.

AIR CONDITIONING INSTALLATION

Airconditioning installation heating/cooling by Fujitsu brand, with inverter system, by ducts, with exits in living - dining room, kitchen and all the bedrooms.

VENTILATION INSTALLATION

Made according to CTE regulations of ventilation in dwellings. Forced ventilation in the kitchen. Mechanical ventilation by ducts, with static heat recovery equipment, heat recovery for mechanical ventilation.

EXTERIOR CARPENTRY

Anodized natural aluminium exterior carpentry, high quality brand, with the remal break and with sub-frame. Elevable sliding doors. Tilt-and-turn windows in bathrooms. Double glazing with low thermal emissivity + sound proofing. Anodized natural aluminium in bedrooms. Powder coated aluminium entrance door, with security block, finished in grey colour RAL 7015, special three-points lock, sub-frame and frame.

INTERIOR CARPENTRY

Smooth white lacquered doors from floor to ceiling with rubber gasket, stainless steel handle and hidden hinge hinge and latch closure with magnetic slip. Built-in wardrobes with plain white lacquered doors from floor to ceiling matching with interior doors, lined with white melamine board with shelf and hanging bar.

TILING AND FLOORING

INSIDE: Large format porcelain tile of Keraben Brand, model Verse Grey Soft placed on base for self-leveling mortar, with thermal and acoustic insulation of floating floors formed by rigid panel extruded polystyrene 50 mm thick with polyethylene film on ground floor. Insulating sheet on top floor. Porcelanic tiling in floor-to-ceiling bathroom walls Verse Grey of Keraben Brand, model Verse Grey combined with model Zebra, white color, also by Keraben brand.

OUTSIDE: Large format non-slip porcelani flooring of Keraben Brand, model Verse Grey, matching with interior flooring, placed on reinforced concrete base, on covered and open terraces. Laminated monofilament synthetic grass with latex base, fiber height 30 mm and 4 colors, placed on the first floor terrace.

BATHROOM FITTINGS

Suspended toilets model Gap de Roca, with embedded cisterns by Geberit. brand. Suspended furniture with drawers and sink on countertop in bathrooms upstairs. Countertop with washbasin on countertop and lower shelf in ground floor bathroom. Shower trays with fixed glass partition screen. Single lever basin mixer, model Kala by GRB. stainless steel shower columns, rbar with flexo and sprinkler and fixed sprayer, model Kala by GRB.

KITCHEN

Kitchen furniture with smooth doors lacquered in white: base and wall cabinets and tower units, with island and dining table. Drawers with steel body and opening by pulsation. White quartz agglomerate countertop of Silestone brand, model Blanco Zeus or similar, polished finishing 2 cm thick, simple slightly bevelled edges, with built-in kitchen sink made of the same material. Kitchen sink watertap of Tres brand or similar model Class. WHITE GOODS OF SIEMENS BRAND: Large format induction cooktop, built-in electric oven and built-in microwave oven, extractor hood for island, built-in dishwasher, built-in combi fridgefreezer, and washing machine.

PLOT FINISHING Motorized vehicle entrance door. Pedestrian gate with color video intercom. Private landscaped plot with grass and coconut palms, and with cypresses on the perimeter of the simple twist mesh fence, with automatic irrigation by sprinklers and drip. Fenced plot limit to street composed of blind wall with metal enclosure on the superior. Fencing of the rest of the limits of the plot of simple twist mesh. Lacquered steel metal pergola in anthracite gray and covered with a 3cm sandwich plate, for shading the vehicle.

This building specifications are for information only and can be subject to changes.