

BUILDING SPECIFICATIONS

FOUNDATION AND STRUCTURE

The foundation will be executed by means of perimeter retaining walls, footings, slabs or piles according to the specifications defined in the geotechnical study to be carried out.

Reinforced concrete structure with slabs and / or concrete slabs.

Supervised in its entirety by the Technical Control Agency.

FAÇADE AND ROOFINGS

Exterior walls will be built with perforated brick, plastering with waterproof mortar, thermal insulation using projected polyurethane foam and interior cladding with laminated plasterboard with acoustic-thermal insulation including air chamber according to regulations.

The exterior finishing used will be white mortar and irregular natural stone depending on the area.

The terraces will be executed with slope formation, waterproofing sheet, geotextile, thermal insulation and final finishing. Gravel or green roof finishing will be used in non accessible roofing

INTERIOR PARTITIONS AND SUSPENDED CEILINGS

The interior divisions between the different rooms will be formed by laminated plaster walls and thermal-acoustic insulation inside, executed on galvanized steel profiles.

In all the rooms false ceilings will be installed by means of a load-bearing metal structure and laminated gypsum boards.

The living room will include a design with retro-iluminated LED system.

In water-exposed areas the plasterboard will be waterproof

FLOORING AND CLADDING.

In the interior porcelain stoneware tiles of large format and top quality will be used.

The staircase, from ground floor to roof, will be a light-metallic stair with wooden steps. The access to the basement will be executed in concrete with porcelain stoneware steps.

The terraces will be finished with porcelain floor imitating the interiors but non-slip pavement.

Walls will be paint with ecological white plastic, top quality paint. Smooth finishing. In water-exposed areas will be covered by the same material used in floors.

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EXTERIOR CARPENTRY

Doors and windows executed in aluminum, lacquered finish, with thermal break system. Double safety and low emissivity glazing, depending on façade orientation. Casement or slidding according to project. Motorized blinds in indicated windows.

Reinforced front door with security lock.

Glass and aluminium railing will be used in front terraces. Steeled handrail on exterior staircases.

INTERIOR CARPENTRY

The interior doors will be finished with natural wood or lacquered in white.

Built-in and fully fit wardrobes with sliding doors of the same quality and finish as those of interior doors.

Glass railing or wooden handrail on stairs, according to zone

BATHROOMS

In the Master bathroom, built-in wall-mounted faucets and retro-lit mirror. In the shower area a large format sprinkler with rain effect and cascade will be installed, with thermostatic control.

Suspended sinks in the rest of the bathrooms.

Fixed or folding shower screens will be installed, executed with tempered glass.

KITCHEN

Fully equipped kitchen, porcelain stoneware countertop with built-in sink, high and low paneled furniture lacquered in white or other color to choose by the customer among the available, with high gloss or matt finish.

The following appliances will be delivered: oven, microwave, induction hob, refrigerator, extractor hood, and dishwasher.

ROOF TERRACE

Bar area with storage furniture and sink, electricity and plumbing according to project.

BASEMENT

The basement will be distributed in three rooms: storage room, laundry room and garage.

It will be delivered with porcelain stoneware flooring and laminated plasterboard with galvanized steel profiles cladding.

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Natural lighting through a window on the main façade, according to project.

ELECTRIC INSTALLATION

Interior and exterior electrical installation with 1st quality mechanisms. With general and secondary switchboards complying with the regulations.

The living room will include a design with retro-iluminated LED system.

TELECOMMUNICATIONS

Top-quality electronic video entryphone.

Television, telephone and data points in all rooms.

HEATING AND AIR CONDITIONING

Aerothermia (*) heating and air conditioning system through ducts throughout the house.

(*) *Aerothermia* is a renewable energy system that uses air as the main source of energy. The installation of fossil fuel boilers is avoided by means of a single air conditioning system which, besides being pollutants, presents a risk when operating with flammable energy sources. It is also much more efficient since it consumes 80% of renewable energy and only 20% of electricity, thus emitting less CO2 into the atmosphere.

PLUMBING INSTALLATIONS

Hot water production by Aerothermia.

COMMON AREAS

Common areas with natural grass, natural stone pavement and planting of tree species of low water demand.

Exterior plot closure with mixed blind wall and metallic fence. Exterior metallic pedestrian and vehicle doors. Automatic opening mechanism with remote control and protection card with automatic stop for vehicle doors.

Two pools equipped with two surfaces at different depths: one shallow for relaxation ideal for sunbeds and another deeper for bathing, with salt base water filtering system. Around pavement in natural stone.

Gym and cafeteria area with panoramic view.

EXTRAS

Jacuzzi in roof terrace.