

BUILDING & QUALITY SPECIFICATIONS

CONSTRUCTION FEATURES

FOUNDATIONS AND STRUCTURE

Reinforced concrete slab foundations. Insulated reinforced concrete one-way slabs in structure and walls on ground floor, concrete grid or waffle slabs on first and second floors, and solid slab on staircase bulkhead. In accordance with current EHE guidelines as well as NTE-EHR, NTE-EHS and NTE-EME regulations. Quality controls carried out by an accredited building control body.

ROOF

Flat walkable rooftop solarium with high quality outdoor ceramic flooring.

WATERPROOFING

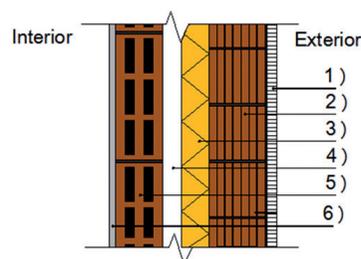
Asphalt-based drainage membranes in foundation walls with added protection (LBM 40 double armour polyethylene). 1.2 armoured PVC in porches and roof, and high density XPS on supports in terraces and roof for optimal thermal insulation.

EXTERIOR AND INTERIOR HOUSE FINISHINGS

FACADE CLADDING AND BRICKWORK

- Honeycomb clay masonry blocks (14 cm) for the exterior, finished in a continuous, lime-based, white covering mortar. Natural stone tiled entrance and grey-coloured face brick on the first floor as illustrated in the attached design.

- Interior walls and partitions with brickwork (7 cm) plastered on both sides and paint coated. Tiled wet areas. In accordance with CTE energy efficiency regulations.



EXTERIOR CARPENTRY

- Top quality double glazed window system. Climalit type. Natural-coloured anodised aluminium with external security glazing. High thermal performance and energy efficiency.



- Street door in coated iron in the style of corten or weathering steel. Same material for the perimeter fence.

- Armoured main entrance door with security lock.

INTERIOR CARPENTRY

- White lacquered wood with stainless steel handles and fittings.

- White lacquered floor to ceiling fitted wardrobes. Complete with storage shelf, hanger bar and drawer box.

- Laminated glass balustrade according to design, with alternating floor to ceiling stainless steel posts in some areas.



PAINTWORK

High quality acrylic paint with a smooth texture finish in white for the interior.

FLOORING AND TILING

- FLOORING: Top of the range rectified porcelain tile flooring in various formats. Nature finish and slip resistant in bathrooms and outdoor areas.

- TILING: Top of the range rectified porcelain tiles in bathroom and kitchen. Medium-large sized tiles at set wall heights with remaining wall in acrylic paint.

EQUIPMENT AND FITTINGS

BATHROOM FITTINGS

- ROCA sanitaryware in white.
- Basin and vanity unit with countertop and mirror.
- ROCA branded taps. Round chrome fixed shower head and handset, or similar.
- Resin shower tray.
- Laminated glass shower enclosure.



AIR CONDITIONING

Pre-installation of a fully integrated ducted air conditioning system with wall-recessed supply and return vents.

INSTALLATION OF DOMESTIC HOT WATER

Hot water service system driven by a solar collector on rooftop terrace, pump unit, expansion vessel and storage tank on ground floor.



PLUMBING

All plumbing work will be carried out using PPR or UPANOR pipes.

ELECTRICITY AND TELECOMMUNICATIONS

- Full electrical installation and house wiring circuit, complete with wall-recessed distribution box and overcurrent protective devices.
- Light wall switches by NIESEN ZENIT or similar, in white and silver framed.
- Optical fibre pre-installation.
- TV and telephone sockets in rooms.
- LED type interior lighting in bathrooms, kitchen and hallways. Exterior lighting.
- Electronic intercom system.



KITCHEN

Fully furnished kitchen with Silestone or similar type worktops, equipped with a complete sink kit and appliances: fridge, oven, dishwasher, hob, fume hood and microwave.

STORAGE

The property will benefit from an understairs cupboard for storage and installation of the hot water tank.

PARKING AND LANDSCAPING

- Pedestrian entrance and vehicle access with parking space on ground floor.
- Landscaping according to design with artificial lawn, plants and white boulders. Pre-installation of a drip irrigation system.

EXTRAS

- Swimming pool with a 10 or 16 m² water surface area, depending on the house type. Vitreous mosaic tiling and entrance steps. Underwater pool lighting and outdoor shower.
- Automatic driveway gate.
- Air conditioning equipment.
- Home automation or domotics package: roller shutters, lighting, air conditioning and alarm system.
- Advanced landscaping package.

DISCLAIMER: The information contained herein may be subject to possible modifications due to technical, legal or commercial requirements.