

QUALITY SPECIFICATIONS

Structure

- Reinforced concrete structure, according to project specifications and according to the technical code of building procedures and regulations.

Roofs

- Roof - Walkable flat solarium, finished in anti-slip ceramic tiles and external platform composite with wide striped finish plus fine striped, composed of high durability materials and polymers in the solarium area.

Installations

- Heating system by under floor heating throughout the house and air conditioning with aerothermy.

Façade

- Facades finished with three different materials, the main volume in monolayer material in white, the volume of staircase finished with rectangular shaped ceramic pieces of different sizes and a

third volume with fair-faced concrete finish. All thermally and acoustically insulated with higher levels than those required on the technical code of building procedures and regulations.

Walls

- Main enclosure of double wall of ceramic brick lined with cement mortar, intermediate chamber and thermal insulation of fibreglass and double hollow brick partition of 30x15x7. Layout with interior partitions of double hollow brick 30x15x7. False ceiling of laminated plaster plates and acoustic insulation of rock wool where necessary. With indirect light and hollow for curtains. Registers in ceilings of toilets for the air conditioning equipments. Interior walls plastered in pearlite with smooth plastic paint on vertical and horizontal walls of the whole house.

Flooring

- Interior flooring of large-format porcelain tiles.
- Wooden floors in bedrooms.
- Walkable exterior floors in non-slip porcelain tiles.
- In basement floor of polished concrete screed.

Exterior carpentry

- PVC exterior carpentry, with thermal bridge break. Double

glazing with inner chamber, solar and acoustic protection where necessary.

- Elevating slides in living rooms and bedrooms and windows.
- Motorized lacquered aluminium shutters with automatic closing system.

Interior carpentry

- Armoured access door to the dwelling with pivoting opening and with security lock and finished as the rest of the carpentry. - Lacquered doors or sliding doors. Built-in wardrobes lacquered from floor to ceiling, lined and equipped inside with interior partitions, hanging rods, trunk and shoe rack. Wall cladding Walls with smooth washable and fungicidal paint throughout the house. In bathrooms and toilets, first quality porcelain tiles (partially covering the vertical walls).

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Sanitary appliances

- All sanitary fittings shall be of first quality vitrified white porcelain of best brands.
- Bathrooms with the best brands with toilets, washbasins and bidets suspended from the wall.

- Low profile shower tray and exempt bathtub.
- First class brand single-lever taps.
- Tailor-made lacquered furniture with mirror in bathrooms.

Kitchens

- Fully fitted kitchens with a straight front and island made with high-pressure laminated board of the highest quality. Techlam®
- Top worktop and tops, porcelain material in two different finishes. Two different textures, which satisfy the demands of the latest trends in kitchen equipment. Sink with removable tap. Appliances from leading brands, including induction hob, cooker extractor hood, electric oven, combi fridge, dishwasher, washer-dryer and microwave ovens.

Plumbing and sanitation installation

- Rigid PVC pipings
- Cross-linked polyethylene pipes with insulation in all hot and cold water installations
- Hot water recirculation system
- Siphonic trap in all bathrooms.
- Soundproofed PVC drainage pipes, including elbows and branches.