



QUALITIES REPORT



FOUNDATIONS AND STRUCTURE

The structure of the building consists of reinforced concrete porticoes and waffle slabs of the same material.

The foundations will be made up of reinforced concrete slabs and screens according to the results obtained from the geotechnical study carried out on the plot.



EXTERIOR CARPENTRY

The exterior carpentry will be made of lacquered aluminium or PVC with thermal bridge breakage and opening through a swing, hinged or sliding door, as the case may be.

The thermo-acoustic double glazing with intermediate air chamber, as well as the low emissivity of the windows, achieve a considerable improvement in the energy performance of the building and therefore greater economic savings. All the windows in the living rooms and bedrooms have blinds in the colour and material of the carpentry, with thermal insulation.



FAÇADES AND PARTY WALLS

The façade will be made by means of a double leaf enclosure with air chamber and thermal insulation.

Outer leaf of brick masonry and inner leaf of laminated plasterboard.



ROOFS

The building is planned with flat and inverted roofs, guaranteeing good thermal insulation and adequate waterproofing.

The finish in the walkable areas will be non-slip porcelain stoneware flooring.



INTERIOR PARTITIONING AND INSULATION

The separation between dwellings will be resolved by means of traditional partition walls of ½ foot sound-absorbing perforated brick and semi-direct partitioning on both sides made up of semi-rigid mineral wool panels inside a structure of galvanised steel sheet profiles based on masters, anchored directly to the support, covered by high-strength plasterboard.

The interior divisions of each dwelling will be made using dry partition walls of laminated plasterboard on both sides, with a substructure of galvanised steel profiles and mineral wool insulation.



INTERIOR CARPENTRY

The entrance door to the house will be armoured with smooth satin-finished chrome-coloured handles and security hinges and lock.

The interior doors are sliding or hinged, as appropriate, with a smooth finish, lacquered in white, with aluminium handles and fittings and concealed hinges.

Built-in wardrobes will have hinged doors and will be lined on the inside with a textile finish. The doors will have the same colour and finish as the interior doors of the rest of the house.



FLOORING

The interior of the whole house will have laminated wood flooring of AC5 quality (waterproof in damp areas) and/or porcelain stoneware. Skirting boards will be made of water-repellent MDF wood lacquered in white.

Non-slip porcelain stoneware flooring will be laid on the terraces of the dwellings



WALL CLADDING AND FALSE CEILINGS

Bathrooms will be tiled with high quality ceramic tiles.

The rest of the house will be painted with top quality, smooth, matt, white plastic paint.

Continuous suspended false ceilings made of laminated plasterboards will be installed in the passages of installations, with straight edges and smooth finish with smooth matt plastic paint in white. In wet areas, waterproof gypsum boards will be used and, where necessary, they will be accessible.



SANITARY FITTINGS AND TAPS

The sanitary fittings will be top quality white porcelain.

The taps will have a chrome finish, with single lever operation.



HOT WATER / AIR CONDITIONING, HEATING

The dwellings will have a centralised air-conditioning production system by means of a direct expansion system with a sectorised heat pump in the day and night zones. And DHW by means of a geothermal system.



ELECTRICITY AND TELECOMMUNICATIONS

The dwellings will have a telecommunications installation in accordance with the provisions of the Common Telecommunications Infrastructures Regulations.

They will have an automatic video entry phone system.

The degree of electrification of the dwellings will be high according to the REBT.



PLUMBING

Each of the dwellings has an interior water stopcock.



COMMON AREAS

The façade will be a combination of porcelain tiling, latticework and smooth mortar rendering finished with light-coloured paint.

The project has two swimming pools, for children and adults, integrated in the communal area on the ground floor, and an indoor swimming pool with solarium.

All communal areas and the garage will be fitted with energy-saving LED lighting. The flowerbeds and the communal patio area will be decorated with natural vegetation.



GARAGES / CAR PARKS

The project has two parking levels for vehicle access.

The garage will be paved with polished trowelled concrete and finished with corundum. The garage will be protected by a fire protection system in accordance with current regulations.



LIFTS

Nine electric lifts, overload detection and telephone connection will be installed.