
QUALITY MEMORY:

FOUNDATION

In accordance with the results obtained from the geotechnical study of the plot, a reinforced concrete foundation system is adopted using isolated footings braced together for better anti-seismic behaviour, in accordance with current regulations.

STRUCTURE

It is made of reinforced concrete with a framework of pillars and beams to support the slab. The slabs are two-way waffle slabs, with a retaining wall and reinforced slab in the basement, in accordance with current regulations.

HOUSING

The roofs are flat, inverted type with extruded or expanded hydrophobic polystyrene insulation, guaranteeing the best health, hygrothermal, acoustic and waterproofing conditions offered by modern construction systems with high energy efficiency. The roofs have a walkable configuration with a terrazzo-type non-slip floating paving finish and the non-walkable roofs are finished with washed gravel.

FACADES

They are designed with Mediterranean aesthetics and current trends, adapting them to the best hygrothermal and acoustic conditions offered by modern construction systems with high energy efficiency.

Using a combination of water-repellent single-layer mortar and porcelain tiling, the composition of the double-leaf enclosure consists of an outer wall of ceramic brick, rendered inside with cement mortar on which a first thermo-acoustic insulation panel of expanded polystyrene is attached, the inner leaf resolved by means of a wall cladding formed by a structure of galvanised steel sheet profiles based on uprights 400 mm apart, channels with mineral wool insulation with vapour barrier, on which 13 mm thick

PLADUR board or similar is placed with finishing quality Level 1 (Q1) for tiling finishes, etc., or finishing quality Level 2 (Q2) for paint finishes.

Terrace railings not finished with masonry walls will be resolved with a combination of laminated safety glass and stainless steel brackets.

INTERIOR DIVISIONS

The interior divisions are resolved by means of partitions formed by 13 mm. thick laminated plasterboards, PLADUR type or similar, on each side of a galvanised steel structure, based on uprights (vertical elements), 400 mm. apart between axes and channels (horizontal elements), giving a total width of 76 mm. of finished partition wall, with finishing quality Level 1 (Q1) for tiling finishes, etc..., or finishing quality Level 2 (Q2) for paint finishes, with Mineral Wool insulation.

The divisions between dwellings are resolved with ceramic brick, on which a galvanised steel structure is attached to each of its faces, based on PLADUR uprights or similar (vertical elements), 400 mm apart between axes, and channels (horizontal elements), on which are screwed a 13 mm thick PLADUR type laminated plasterboard or similar, with a finishing quality of 13 mm. thick, with finishing quality Level 1 (Q1) for tiling finishes, etc..., or finishing quality Level 2 (Q2) for paint finishes, both sides of the double structure are thermo-acoustic insulated with mineral wool or similar to guarantee optimum thermo-acoustic insulation.

INTERIOR WOOD CARPENTRY

The interior carpentry is smooth in white lacquered MDF with horizontal joints and white lacquered flashing, with rubber gasket system and magnetic latch, top quality steel handles with a gloss finish or similar.

The wardrobes are in combination with the joinery, with floor-to-ceiling sliding doors in white lacquered MDF, with a wardrobe interior in white melamine or decorated, with shelf, storage compartment and hanging rail.

EXTERIOR CARPENTRY, BLINDS AND GLASS

Armoured access door, Gardesa Assa Hablo and Gardesa F2000 brand, double bitted lock, with polished chrome knob, security class 2, white finished panelling.

The exterior joinery will be of the sliding and hinged PVC type finished according to the criteria of the D.F. of the work, with Climalit type double security glass with dehydrated chamber, 4.4/10/6 mm; 3.3/12/4 mm according to dimensions and typology.

The blinds in all the rooms will be made of PVC slats in a colour matching the external PVC joinery, with thermo-acoustic insulation, housed in watertight PVC compact with insulation.

TILING

In bathrooms, combinations of top quality porcelain tiles, in line with the flooring materials.

PAVEMENTS

The entire house is fitted with top quality porcelain tile flooring, with polystyrene insulation in the base composition of the ground floor flooring, which guarantees the thermo-acoustic properties offered by modern, highly energy-efficient construction systems.

Terraces are paved with top quality porcelain tiles, with non-slip properties.

PAINTING

The interiors will be finished with smooth textured plastic paint, colour NCS S-0500-N, on interior horizontal and vertical surfaces.

On interior carpentry, lacquered in white.

PLUMBING, DRAINAGE, VENTILATION, SANITARY AND PLUMBING FIXTURES AND FITTINGS INSTALLATIONS

Interior installation in the house with polypropylene piping in accordance with current regulations.

Drainage is by means of a network of PVC collectors and downpipes, with a separate system for sewage and rainwater.

Ideal Standard or similar brand sanitary ware, TRES SERIE CUADRO or similar brand mixer taps, white wall-hung washbasin unit and another white and walnut bathroom unit, 60x45x45 or similar + white Gel Coat or similar; shower trays in acrylic material.

Domestic hot water is produced by means of an AEROTHERM, model NUOS EVO 110-150L, by ARISTON or similar; or by means of one of the energy efficiency systems included in the corresponding regulations.

The elements for obtaining heat, solar panels, will be housed in the communal terraces of the building, or in the laundry areas destined for such use; in the case of boilers or air equipment. In dwellings that do not have a laundry room, the interior space determined by the D.F. shall be reserved.

Ventilation of the entire dwelling, including kitchen and bathrooms, will be controlled mechanically by means of the installation of forced extraction ducts and the installation of a SELF-REGULATING VENTILATION GROUP, OZEO FLAT AUTO Series or similar, in accordance with the Technical Building Code.

ELECTRICAL AND TELECOMMUNICATIONS INSTALLATIONS

Electricity, electrical panel, circuits, etc., depending on the degree of electrification according to the Low Voltage Electrotechnical Regulations.

Electrical installation with protection in independent circuits.

Mechanisms 1st quality colour, brand "Simon 82" or similar.

Telephone and television sockets in all bedrooms and living/dining room.

Electronic video intercom.

Telecommunications, television, telephone and fibre points in bedrooms and living room.

Terrestrial and satellite television reception equipment by means of a collective aerial.

All installations are carried out in compliance with the current Telecommunications regulations.
in force.

AIR-CONDITIONING AND HEATING INSTALLATIONS

Air conditioning; complete pre-installation of air conditioning (hot/cold), by means of a system of insulated ducts and pre-installation throughout the house of an air conditioning system by zones (AIR-ZONE), with high performance and low noise level.

Heating, as an option in those dwellings that so wish, by means of underfloor heating or radiators to be determined by the Project Management and watertight boiler, all subject to compliance with energy efficiency values.

FIRE-FIGHTING FACILITIES AND TECHNOLOGY IN THE COMMON AREAS OF THE BUILDING

The fire-fighting installations consist of a fire-fighting pressure group with a tank in accordance with current regulations to provide service to the fire hydrants installed in the garages.

Fire extinguishers, air quality detectors will also be installed in the communal areas and garage areas, as well as emergency lighting and fire doors, complying at all times with the CTE regulations and other applicable regulations.

The technology in the communal areas consists of an efficient electrical installation with LED lighting and presence sensors; in the garage, fire and smoke detectors will be installed.

GAS INSTALLATION

The gas installation connection is designed from the residential pavement to the centralisation of meters in each block.

FALSE CEILING

The ceilings are resolved by a double structure of PLADUR type profiles or similar, made of galvanized steel sheet, installed on two levels, by means of a primary structure made up of continuous profiles modulated every 1100 mm. and a second structure formed by profiles coupled perpendicularly to the lower part of the primary structure supporting the PLADUR type laminated plasterboard or similar, type N, 13mm thick, finished with finishing quality Level 2 (Q2) for painted finishes or finishing quality Level 3 (Q3) for high quality finishes with smooth and thin finishes.

In bathrooms housing installations, removable semi-perforated plaster panels will be placed on visible steel or aluminium profiles.

KITCHEN

Kitchen furniture of high quality, design and capacity with doors finished with high performance MDF structure finished in silk mate white or similar, with integrated handles finished in the same material, the modules that form the kitchen cupboards will be made of lacquered boards finished in white or similar.

The worktop will be of Compac type quartz powder, Silestone or similar and single-basin sink in white fibre or similar.

INTERIOR URBANISATION OF THE PLOT. COMMON AREAS

Closed interior urbanisation with accesses and interior circulations that communicate these with the dwellings and with the different communal areas and car parks. The roads are paved with printed concrete paving, equipped with LED-type low-consumption lighting, with green areas, children's play areas, areas to stay and parking for bicycles.

Communal green areas, with lawns, trees and autochthonous planting, designed by gardening specialists, with automatic watering systems using sprinklers and localised irrigation.

Separate swimming pool areas for adults and children, with night lighting, beach area for bathing and sunbathing, green areas and chill out areas equipped with parasols.

Note:

The dwellings have Ten-Year Guarantee Insurance, in compliance with Law 38/99 of 5 November 1999 on Building Regulations (LOE).

At the discretion of the Project Management, the aforementioned materials may be replaced by others of similar characteristics or higher quality.