

BUILDING AND MATERIALS SPECIFICATIONS. RESIDENCIAL DE 15 VIVIENDAS UNIFAMILIARES CON PISCINAS



FOUNDATIONS

Foundation with footings and bracing beams in reinforced concrete.

Fully waterproofed concrete walls in the basement.

In compliance with Building requirements set out in the Technical Building Code. (CTE).



STRUCTURE

Anti-earthquake structure of reinforced concrete.

Reinforced concrete slab in higher floors.

In compliance with the requirements set out in the technical Building Code. (CTE)



COVER

Sun terrace on flat roof is waterproof, anti slip and has thermal and acoustic insulation.

Rest of decks is waterproof and has thermal, sound insulation and gravel finished.



MASONRY

Facade formed by double ceramic brick factory wall, with an intermediate air chamber with 60mm extruded polystyrene inside as thermal insulation.

Double brick cavity partitioning.



THERMAL AND ACOUSTIC INSULATION

Isolation between land and housing through ventilated air and floating screed rock wool.

Thermal insulation in roofs with extruded.

Thermal insulation in facades with 60mm thick extruded polystyrene.

Sound insulation between houses polyurethane-medians with mineral wool.

Materials and thicknesses dimensioned in accordance with the quality requirements and energy efficiency specified in the technical Building Code (CTE).



COATINGS

OUTDOOR

Exterior finish with scraping effect.

INDOOR

Wall covering trim and plaster.

Smooth paint on walls and ceilings, with plastic finish.

False ceilings in laminated plasterboard type Pladur.

FLOORING AND TILING



OUTDOOR: INDOOR

Floors with tiles. (Gres porcelain)

High quality tiling in bathrooms, utility areas.



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CARPENTRY AND GLAZING

OUTDOOR:

Top quality PVC exterior carpentry in white color.
Double Glazing (3+3/12/4).o (4+4/12/4). Mosquito nets included.

Iron staircases.

INDOOR:

Security access door.
Interior doors to ceiling in DM white lacquered, with chrome handles.
Fitted wardrobes in bedrooms with floor to ceiling white lacquered doors equipped with drawers, hanging rails and high storage area, furnished dressing room

PLUMBING INSTALLATION



Installed with thermoplastic pipes (through suspended ceilings)
High quality sanitary ware and fittings (taps, waste, overflows). Quartz countertop in bathroom
Washbasin with furniture.

Installation of sanitary hot water by a 120-liter sanitary hot water heat pump (AEROTERMIA), in accordance with CTE.
In compliance with the health requirements contained in the Technical Building Code (CTE).

CLIMATIZACION

Pre-installation of air conditioning (split) in bedrooms and in lounge.
Installation of underfloor heating in bathrooms.



ELECTRICAL INSTALLATION

Interior installation with premium type mechanism NIESSEN, SIMÓN, or similar.
Standard electrical installation according to grade low voltage regulation and 5,5 kw .
TV point in the lounge, solarium, terraces and all the rooms according to housing type.
Telephone point in lounge and master bedroom. Installation for cable TV and satellite.

KITCHEN



Fully fitted kitchen with floor and wall units.
Countertop, front and sink in Silestone white.
Pre-installation for washing machine and dryer.

PRIVATE TERRACES AND GARDEN

Non-slip porcelain stoneware flooring.
Communal pool, with a garden area with artificial grass. Waterfall in pool.

