

BUILDING SPECIFICATIONS

FOUNDATIONS

Reinforced concrete footings.

STRUCTURE

Reinforced concrete columns and in-situ concrete slabs.

EXTERIOR ENCLOSURES

FACADE: Ceramic brick clad with a single-coat render, with a cavity and thermal insulation. INTERIOR PARTITIONS: 7cm thick brick, finished with projected plaster.

CEILINGS

Finished with projected plaster throughout the dwelling, except bathrooms, which are removable to fit the airco machines.

ROOF

Ceramic tile roof.

FLOORING

First-quality ceramic gres tiles (Porcelanosa) throughout the dwelling, including stairs, kitchen, and bathrooms. Rustic, non-slip gres tiles in exterior areas (porches and terraces).

TILING

Kitchen fully tiled with first-quality cream-colored tiles. Bathrooms fully tiled with first-quality tiles in various shades.

BATHROOMS

Complete with first-quality white vitreous china sanitaryware, including toilet, washbasin, bath or shower tray, and bidet where applicable. Aluminum casement window in all bathrooms.

INTERIOR JOINERY

Smooth doors with oak wood finish and chrome fittings, lacquered in their natural color. Armored front door with white aluminum finish. Built-in wardrobes in all bedrooms, with smooth sliding doors in oak wood finish, lacquered in their natural color.

EXTERIOR JOINERY

White thermo-lacquered aluminum, with white blinds.

ELECTRICAL

Complete electrical installation according to current regulations.

COMMUNITY ANTENNAS

Television and radio antennas with outlets in the living room, kitchen, and all bedrooms.

TELECOMMUNICATIONS

Telephone outlets in the living room, kitchen, and all bedrooms.

CLIMATIZATION

Pre-installation of ducted air conditioning with a heat pump in the living room, kitchen, and bedrooms on all floors of the dwelling. Pre-installation of natural gas in all rooms and floors of the dwelling.

PAINTING

White micro-textured emulsion paint on walls. Smooth white emulsion paint on ceilings.

GLASS

Double glazing of the Climalit type.

ACCESS TO THE DWELLING

Main door with access to the vestibule. Kitchen door with access to the gallery or directly to the garden, as applicable. Living room with double door and grille with access to the garden. Swinging iron gate for pedestrian access. Sliding iron gate for vehicle access.

SECURITY

Fully fenced urbanization with a single entrance, access control, and 24-hour surveillance. Each plot is fully fenced with a block wall of varying height depending on location, clad with a single-coat render and topped with an electro-welded metal fence. Armored front door with white aluminum finish. Iron grilles on windows and ground floor doors. Video intercom.