

QUALITY SPECIFICATIONS

CIMENTATION

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 by means of a grid of pillars and beams, as support for the two-way slab, in accordance with current regulations.

ROOFTOPS

The roofs are flat, inverted type with extruded and/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 non-slip pavement finish; and the non-walkable roofs are finished with washed gravel.

FACADES

They are designed to guarantee the best hygrothermal and acoustic conditions offered by modern, energy-efficient building systems.

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 400 mm. separated uprights, channels with mineral wool insulation with vapour barrier, channels with mineral wool insulation with vapour barrier, on which a 15 mm thick PLADUR or similar panel is placed with finishing quality Level 1 (Q1) for tiling finishes, etc., or finishing quality Level 2 (Q2) for paint finishes.

Balustrades on terraces not finished with masonry walls shall be solved with a combination of laminated safety glass and stainless steel brackets.

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INTERIOR DIVISIONS AND DIVISIONS BETWEEN DWELLINGS

The interior divisions are resolved by means of partitions formed by 15 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 painting finishes, with Mineral Wool core insulation, with finishing quality Level 1 (Q1) for tiling finishes, etc..., or finishing quality Level 2 (Q2) for paint finishes, with Mineral Wool core insulation.

The divisions between dwellings are made of ceramic brick, on which a galvanised steel structure is attached to each of its faces, based on PLADUR uprights or similar (vertical elements), separated by 400 mm between axes, and channels (horizontal elements), on which a 15 mm thick PLADUR or similar type laminated plasterboard is screwed. 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.

WOOD CARPENTRY

The interior joinery is smooth in white lacquered MDF with horizontal joints and 7cm white lacquered flashing, with rubber gasket system and magnetic latch, top quality steel handles with a gloss finish or similar.

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

EXTERIOR CARPENTRY, SHUTTERS AND GLAZING

The exterior joinery will be of the sliding and folding type in PVC with gold leaf finish or similar at the discretion of the D.F. of the work, with double safety glass with Climalit type dehydrated chamber or similar, 4.4/10/6 mm; 3.3/12/4 mm according to the dimensions, types and specifications of the project.

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 a watertight PVC compact.

TILING

In the bathrooms, there will be combinations of top quality porcelain tiles.

PAVEMENTS

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

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

PLUMBING, DRAINAGE; VENTILATION, SANITARY FITTINGS, TAPS AND FITTINGS

Indoor installation in housing with polypropylene pipe in accordance with current regulations.

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

Domestic hot water is produced by means of AEROTERMO, model NUOS by ARISTON or similar.

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

The properties will have a water point located in the solariums and gardens.

ELECTRICITY

Electrification level in accordance with low voltage electrical regulations, with first quality white mechanisms, brand "JUNG" or similar. The telephone and television sockets in the bedrooms and the living-dining room will be installed according to regulations.

Installation of photovoltaic panels for 1.08 KW installation.

PAINTING

Interiors will be finished with smooth textured plastic paint, colour NCS S-0500-N, or similar, on horizontal and vertical plaster or plasterboard interior walls.

On interior carpentry, lacquered in white.

AIR CONDITIONING

Air conditioning will be installed by means of a duct system according to the characteristics of the dwelling and pre-installation of a zoned system (cold/heat) in the living room and bedrooms, using insulated fibreglass ducts.

FALSE CEILINGS

The ceilings are resolved by a double structure of PLADUR type profiles or similar, made of galvanised 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, 15 mm 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 where installations are fitted, removable semi-perforated plaster panels will be placed on lacquered steel or aluminium profiles.

KITCHEN

Kitchen furniture of high quality, design and capacity with doors finished with high performance MDF structure finished in silk matt 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.

GARDENS

FOR PRIVATE USE:

They will be finished with a layer of topsoil, facilitating the client's maintenance and freedom in the design and aesthetic process of the garden.

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COMMUNAL RESIDENTIAL AREA AND PRIVATE SWIMMING POOL

Gated residential complex with interior accesses and circulations that communicate with the dwellings and with the different communal areas and parking for one bicycle per dwelling.

The roads are paved with printed concrete paving, equipped with low-consumption and/or LED lighting, with green areas, children's play areas and recreational areas. Communal green areas, with lawns, trees and autochthonous planting, designed by gardening specialists, with automatic sprinkler and drip irrigation systems.

Swimming pool area with access control and night lighting, with separate adult and children's pool, with integrated Jacuzzi, showers, green area and beach area to enjoy swimming and sunbathing. Open-air relaxation area, gym and sauna, with autochthonous vegetation and night-time LED lighting.

CAR PARKING AND STORAGE ROOMS

A basement is built for underground garages with road access by means of a ramp from the exterior road and pedestrian access by means of a lift and stairs from any point of the building; adapted to the current anti-fire regulations. Each property is linked to a covered parking space in the basement and a storage room; the garage floor will be trowelled by means of a helicopter, quartz sand and marked with working joints. The storage rooms will be finished with plaster and will be illuminated from common areas.

n o t e

All the properties within the residential complex have Ten-Year Damage Guarantee Insurance for the fundamental construction work in compliance with Law 38/99 of 5 November 1999 on Building Regulations (LOE).

In the judgement of the Project Management, the previously mentioned materials may be replaced by others of similar characteristics or superior quality.