

GENERAL CONSTRUCTION

FOUNDATIONS AND STRUCTURES

- Reinforced concrete foundation and structure.

FACADES

- Brick building envelope, inner water-resistant plastering, air chamber with thermal-acoustic insulation and wall covering of drywall with insulation inside.

EXTERNAL CLADDING

- Cement mortar renders.
- Faces finished with smooth acrylic elastomer paint.
- Volume clad with ceramic pieces of mixed anchorage, porcelain stoneware, first quality according to design.

INDOOR PARTITIONS

- Wall with laminated plasterboard of 13 mm, with interspersed thermal-acoustic insulation.

ROOFS

- Non-trafficable roofs: formed by lightweight concrete layer, for slopes creation, laying of cement mortar for regularization, modified bitumen membrane with polyethylene armor, protection mortar layer, insulation with extruded polystyrene core, geotextile sheet and termination of gravel.
 - Trafficable first floor terrace, horizontal with floating and filter ceramic tile, formed by lightweight concrete layer for slopes creation, laying of cement mortar for regularization, modified bitumen, modified bitumen membrane with polyethylene armor, and protection mortar layer, and floor support structures of first quality porcelain stoneware.
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INTERIOR FINISHING

VERTICAL WALLS

- Smooth plastic painting of 1st quality on laminated plaster plates.
- Tiling tile flooring in porcelain stoneware of first quality in bathrooms and toilets, according to the design front. Note: Laundry room and kitchen will not be tiled.

CEILINGS

- False ceilings of laminated plasterboard throughout the house with different height levels.

FLOORING

- Flooring with large format first quality tiles throughout the house.
- Skirting board of 15 cm. high lacquered with white DM except in tiled walls.
- Flooring in porcelain stoneware C3, large format of first quality in terraces, outdoor porches and swimming pool area.

TOILETS

- Wall-hung toilet with recessed flush tank and first quality soundproofing
- White ceramic toilet basins ceramic on white ceramic glazed four sides' rectangular countertop and premium chrome drain.
- Complete installation of three shower plates and one bathtub.
- Faucet of single mixer chrome-plated lever with handle of first quality.
- Faucet of shower thermostatic kit recessed and chrome premium.

KITCHENS AND LAUNDRY ROOMS

- Fully furnished kitchen with matte laminate furniture, WHITE SILESTONE countertop, including covering of Kitchen Island, first quality appliances (oven, ceramic hob, extractor hood, dishwasher and refrigerator) and under counter sink with high quality tap.
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- Furniture for laundry room, standard type, with high and low pieces of furniture.
- Premium appliances (washer-dryer)

INTERIOR CARPENTRY

- Standard interior doors in white lacquered DM with grooves according to design, flushed vertically according to quality report (carpentry part).
 - Sliding doors wardrobes of the same quality and design as interior doors. White or coloured melanin board, with inner divisions and drawers.
 - Internal finishing of dressing room lined with white melanin board, with inner divisions and drawers.
- (The other dressing room will be executed upon client's request, and will imply an additional cost for him)

EXTERIOR CARPENTRY

- Sliding doors and windows (and/or tilt wind opening) of lacquered aluminum colour that will be chosen by Project Manager with thermal break of first quality.
- Mono-block motorized blind shutters in bedrooms, with lacquered aluminum slats which colour will be chosen by PM.
- Armoured outside door made in lacquered white wood in the inner side.
- Glass double glazing (4+4/8/4+4) in exterior carpentry.
- External railings of laminated glass 8+8

FACILITIES

ELECTRICITY

- Installation with high degree of electrification, according to R.E.B.T., with individual circuits. First quality electrical outlets and switches.

HOUSE LIGHTING

- Lighting environments throughout the house with LED lighting of low energy consumption, according to design.
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TELECOMS (TV-TELEPHONE)

- Telephone sockets, terrestrial and satellite TV in living room, kitchen and bedrooms.
- Installation of electronic video entry pone.

AIR CONDITIONING, WARM WATER AND HEATING

- Aerothermal installation for AC and warm water production. Conducts splits for air distribution in false ceiling.

PLUMBING-SANITATION

- Water distribution with polyethylene pipe and valves in each damp room and individuals per device.

MECHANICAL VENTILATION

- Controlled mechanical ventilation system.

OTHER INSTALLATIONS

HOME AUTOMATION

- Touch screen with web connection facilities.
- Air conditioning control On-Off.

OUTDOOR AREAS

GARDENS

- Gardens with compost, grass and plants, according to design.

OUTDOOR LIGHTING

- Installation of lighting in gardens.
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IRRIGATION

-Irrigation installation in gardens.

SWIMMING POOL

-Individual 9x4m swimming pool; with interior finish, water treatment installation and LIGHTING with light aquatic spots.

FLOORING

-Printed concrete pavement in access and parking area, housing 15 to 19.

-Outdoor pavement of prefabricated concrete tiles.

PERIMETER OF PARCEL (SECURITY)

-Road closed, through wall of concrete block or ceramic brick plaster and painted up to 1 meter high and lacquered steel plate 1 meter high.

-Side and back enclosures, through Wall of concrete blocks or ceramic bricks, plaster and painted up to 2 meters high.

-Mechanized swivelling gates for the passage of vehicles (lacquered Steel plate). Housing 15 to 19, the gate will be sliding.

-Pedestrian swivelling gates if lacquered steel plate.
