

QUALITY SPECIFICATIONS

Single-Family Residence – Traditional Reinforced Concrete Construction (200 m²)

1. Structure and Foundations

Foundations executed using reinforced concrete slab or footings, dimensioned according to the geotechnical soil study.

Structural system composed of reinforced concrete columns, beams, and slabs designed in compliance with current structural regulations (CTE).

Reinforced concrete floor systems with integrated acoustic insulation between levels.

Structural coverage guaranteed through the mandatory 10-Year Structural Insurance (Decennial Insurance).

2. Façades and Thermal Envelope

External walls formed by ceramic brick masonry, high-performance thermal insulation, and interior self-supporting lining.

Certified external thermal insulation system improving building energy performance and reducing heating and cooling demand.

Durable continuous exterior finish requiring minimal maintenance.

Full compliance with CTE DB-HE Energy Efficiency standards.

3. Roofing

Flat or pitched roof depending on architectural design, including slope formation, multilayer waterproofing system, and high-density thermal insulation.

Final protection layer using gravel, technical flooring, or ceramic tiles according to project design.

Integrated rainwater drainage systems.

4. Exterior Joinery

High-performance aluminum frames (brands such as Cortizo or equivalent) with thermal break technology.

Double low-emissivity glazing with dehydrated air chamber providing superior thermal and acoustic insulation.

Motorized shutters in bedrooms where applicable.

5. Interior Layout and Partitions

Interior partitions constructed using ceramic brick or equivalent technical systems with integrated acoustic insulation.

Acoustic performance designed to meet CTE DB-HR standards.

Continuous gypsum board suspended ceilings in technical areas for installation integration.

6. Finishes and Flooring

Large-format rectified porcelain flooring from leading manufacturers.

Designer ceramic wall finishes in bathrooms and wet areas.

Lacquered skirting boards in white or matching interior carpentry.

Smooth washable plastic paint finish on interior walls.

7. Interior Carpentry

Reinforced security entrance door with safety lock.

Interior doors lacquered in white or wood finish according to project design.

Built-in wardrobes included: one under the staircase and two in bedrooms, internally finished in melamine with hanging rails.

8. Electrical Installation and Home Automation

Electrical installation fully compliant with the Low Voltage Electrical Regulations.

Premium electrical mechanisms (Jung, Schneider Electric, or equivalent).

Pre-installation for smart home automation systems controlling lighting, climate, and blinds, expandable according to client requirements.

9. Climate Control and Ventilation

High-efficiency aerothermal system providing heating, cooling, and domestic hot water.

Underfloor heating and cooling system or equivalent high-efficiency solution.

Mechanical ventilation system compliant with CTE HS-3 ensuring continuous indoor air renewal.

10. Renewable Energy

Standard photovoltaic installation prepared for self-consumption with future expansion capability.

Pre-installation for battery storage integration.

11. Bathrooms and Plumbing

Contemporary design sanitary fixtures from leading brands.

High-efficiency chrome single-lever faucets.

Resin shower trays or designer bathtubs depending on architectural design.

Plumbing networks installed using high-durability, low-maintenance materials.

12. Swimming Pool (if included in project)

Reinforced concrete pool shell with certified waterproofing.

Sand filtration system with technical installation room.

Pre-installation for future water heating systems.

13. Security

CE-certified exterior joinery systems.

Pre-installation for alarm and CCTV security systems (optional).

14. External Works and Landscaping

Plot preparation, perimeter drainage, and access formation.

External paving and access areas executed according to architectural design.

15. Quality Control and Guarantees

Construction supervised by the appointed Architectural and Technical Direction.

Structural Decennial Insurance included.

Material and execution testing carried out in accordance with current regulations.