

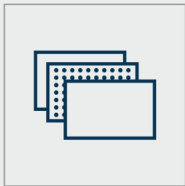


CONSTRUCTION



STRUCTURE AND FOUNDATION

Structure consisting of reinforced concrete pillars and beams with floor slabs made of concrete beams and vaulted beams.



FAÇADE

Façade cladding with maximum thermal and acoustic efficiency, made of an external layer of concrete blocks or ceramic bricks, an air chamber with sheets of stone wool insulation, and an interior layer of ceramic bricks.



MASONRY

The internal partition walls manufactured with ceramic brick and/or sheets of plaster laminated on both sides on a metal frame with intermediate acoustic insulation.

Non trafficable flat roofs, with a layer of concrete to make the slopes, finishes according to quality and a roof apron in its whole perimeter, and a gravel finish.

Pitched roofs of curved Arabic-style ceramic tiles laid with mortar on ceramic barding supported on slope-forming partition walls according to the project.

Thermal insulation of the roof by placing insulating sheets of extruded polystyrene on a waterproofing layer of EPDM rubber.

Thermal insulation of the floor of the house by placing approved insulating sheets on forged steel and covered by a layer of self-levering concrete as the previous step to the tiling.



CL ADDING

Wall cladding with water-repellent cement mortar finished with a coat of paint and, depending on the Project, combined with decorative wall cladding as detailed in the Material Selection Form, finished with batestone or ceramic wall cladding.

Internal wall cladding by the application of smooth finished spray plaster with a final decorative coat of plastic paint, combined with wood panelling or vinyl wall cladding.

Continuous false ceiling of laminated plasterboard, PLADUR system or similar.



HOUSING. FINISHINGS



EXTERIOR CARPENTRY

Exterior up-market carpentry in lacquered aluminium with thermal bridge break, double glazing with CLIMALIT insulation, with solar control glass and low emissivity, of the brand TECHNAL, SHUCCO or similar, installed flush with the floor.

Blinds with roll-up slats of lacquered aluminium matching the exterior carpentry in bedrooms, motorised.

Coplanar hinged metal entrance gate with smooth panel and handle integrated in the leaf on the outside face.

Extra-clear glass protection railing.

Metal frame gate with lacquered panels according to project design.



INTERIOR CARPENTRY

Interior doors to ceiling, solid board doors with lacquered or veneered wood finish, with hinged or sliding opening, with concealed hinges, according to the plans of the dwelling.

Fitted wardrobes with interior modules equipped with drawer units, dividing shelves and hanging rail.



FINISHED

Kitchen and bathroom walls cladded with top quality ceramic according to the decoration project.
Porcelain stoneware paving in the house, accesses and car park and non-slip porcelain stoneware paving outside the pool terrace.
Swimming pool lining make/model/format according to details in the Choice of Materials Form, with gresite or ceramic lining according to terraces.



ELECTRICAL INSTALLATION

Built in electrical installation carried out according to the low voltage electrical regulations, with leading brands fuse boxes, ready to be connected, according to the technical project, with 15Kw power.

Electrical mechanisms in white, make Niessen or similar quality.

Video intercom system with forwarding to mobile phone.



ALARM

Wired trunked alarm system with video verification.



LIGHTING

Interior direct and indirect ceiling lighting, LED technology according to the house plans. Exterior lighting according to house plans.



PLUMBING INSTALLATION

Hot and cold water installation with built-in piping, made according to the current regulations, with general stopcock and independent stopcocks in each bathroom.



CONDITIONING

Underfloor heating.

System based on an aerothermal heat pump, with high energy efficiency, that will provide all our heating needs via underfloor heating in winter, Air conditioning by duct split air conditioning with FAN COILS or GAS in summer and domestic hot water all year round.

Airzone thermostats for temperature control of the home's air-conditioning system (air conditioning and underfloor heating), with the possibility of remote management via the internet from an application on mobile devices (iOS or Android).

Mechanical ventilation system in the home by installing a heat recovery system with flow exchangers, air intake duct network in the living room-bedrooms, air extraction duct network in the kitchen and bathrooms, by Mitsubishi Electric or similar quality.



BATHROOMS

Bathrooms are delivered complete with wall-hung toilet, bidet, bathtub and/or extra-flat large shower tray, taps, shower enclosure with tempered glass shower ceiling and worktop with wall unit and illuminated mirror, according to project.

Wall unit and illuminated mirror in large bedroom, according to project.



KITCHEN

Kitchen equipped with furniture with integrated handle, Silestone worktop, sink, taps and electrical appliances: fridge, hob, oven, microwave, extractor fan, washing machine, Miele or similar and water softener.



INSTALLATIONS



TELECOMMUNICATIONS INSTALLATIONS

Service connection point with the different connection sockets (TV, TF, TLC, PT). TV in living room.



DOMOTICS

Installation of home automation in the house so that from various Apps on smartphone or tablet devices (ios or android) the corresponding installations can be managed locally or remotely via the Internet. With two Ipads included for home automation control.

Smart speaker that, among other functions, allows us to control by voice the digital devices of the compatible home, easily and simply.

Installation of platform/app for remote control of the irrigation system.



GREEN ENERGY

Installation of 5.5Kw photovoltaic self-consumption system in the house.

Installation of electric car charging point.

Chimney according to project.



EXTERNAL COMPONENTS

Barbecue with bench, with sink, socket on worktop and low furniture, according to project.

Houses with garden with irrigation system, dry stone walls on plot boundaries and garden fencing.

Swimming pool with outdoor shower, according to project.

Vehicle access ramp.

Perimeter pedestrian walkways.