

QUALITY SPECIFICATIONS



STRUCTURE



The foundations will be constructed with reinforced concrete footings braced by a tie beam. The exact solutions will be dictated by the geotechnical studies



LOAD-BEARING AND HORIZONTAL STRUCTURE



The structural system will consist of reinforced concrete columns with rectangular cross-section supporting 25+5 grid floor slabs.

The use of slab floors is likely in certain cases to complete the structural system

Minumum 15cm thick flooring on both floors.



FACADES



The exterior walls will be constructed in perforated brick, plastered inside and out (2cm and 1.5cm thick respectively), with a cavity and 5cm thick sprayed polyurethane foam insulation (35kg/m³ density). The interior walls are constructed of dry plasterboard, with 4.5cm or rock wool insulation between the profiles.

Corners and jambs of the exterior wall are made of perforated brick. kitchen and bathroom walls will have moisture-resistant measures.



COVERED AREAS



All areas outside of habitable spaces will have a slope of 1%-5% and will consist of:

Slope formation using expanded clay finish with a levelling layer of mortar. Two layer waterproofing consisting of elastomer-modified bitumen, primed with asphalt emulsion, a geotextile layer, thermal insulation and a protective levelling base for the flooring.



PARTITION WALLS

The interior partitions of the property will be constructed with drywall using plasterboard panels mounted on galvanized steel profiles with thermal and acoustic insulation on the inside.



Panels facing damp areas such as kitchens or bathrooms will have special moisture-resistant characteristics, and in rooms containing suspended elements such as bathrooms or kitchens, special reinforcement elements will be installed.

The partitions/party walls between dwellings will be constructed with a half-brick wall of sound-resistant brick plastered with cement mortar on both sides and self-supporting linings on each side with drywall using plasterboard panels mounted on galvanized steel profiles with thermal and acoustic insulation on the inside.



CLADDING

The exterior cladding will be continuous and constructed with traditional, water-repellent, reinforced mortar, reinforced at material changes with mesh (2 cm thick both vertically and horizontally).



Drip edges will be plastered and waterproofed by applying a first layer of acrylic rubber sealant, over which a fiberglass felt reinforcement and Flex mesh will be placed, followed by a second layer of acrylic rubber sealant.

Special polymer concrete pieces will be placed over these waterproofed layers. Some exterior sections (specific areas) will be clad with natural stone or ceramic.

Suspended ceilings with concealed Pladur or similar brand framing will be installed throughout the house.

Damp-proofing will be provided in the kitchen, toilet, and bathrooms. Bathrooms with air conditioning units will have a suspended plasterboard ceiling with a moisture-proof finish. Bedrooms 2 and 3 will have a plastered and painted finish. The covered porch is expected to be plastered and painted.

FLOORING AND TILING PRIVATE AREAS

The flooring throughout the house will be large-format porcelain tiles; Newker Custom Ivory 60X60 brand or similar with skirting boards of the same material embedded in the first layer of Pladur or similar.



The same material will be used on covered terraces and porches, in its non-slip version in 60X60.



The bathrooms and toilets will have the same type of flooring in the same dimensions; the showers will be installed on-site using the same non-slip material.



In the restrooms, the walls will be painted except for the wall of the toilet and sink, which will be Newker Custom Ivory brand ceramic, 30X60 or similar.



In the secondary bathrooms, two of the walls will be painted, the wall of the WC and sink will be Newker Custom Ivory brand ceramic or similar and in the shower walls, Newker Custom Ivory Wall brand ceramic, 30x60 or similar will be placed.



In the main bathrooms, in the sink area, use Newker Custom Ivory ceramic tiles or similar; the rest of the walls use Newker Custom Ivory 30x60 tiles or similar.



The staircase will be made of the same material as the house.



FLOORING and TILING COMMON AREAS.



In outdoor areas, such as the pool area, sun loungers, etc., non-slip materials will be installed.

Stamped concrete, design and color to be chosen.

Pedestrian walkways. Stamped concrete, design and color to be chosen.

Access path to the basements. Stamped concrete, design and color to be chosen.



SANITARY APPLIANCES

Ground toilets, Durastyle model from Duravit brand or similar.



Floor-standing bidet, Durastyle model by Duravit or similar.



The sinks will be made of solid surface material, with two basins in the main bathroom and one basin in the secondary bathrooms and powder rooms.

The sinks for the powder rooms will be cylindrical, with the faucet integrated into the unit. They will be a Toro brand, Columna model or similar.



WATER TAPS



In the bathroom sinks, the taps will be single-lever countertop mixers, HANSGROHE brand, MODEL TALIS E single-lever basin mixer 110 Coolstart with automatic waste.

In the main bathrooms, the taps will have two outlets: one for a hand shower and another for a ceiling-mounted showerhead. HANSGROHE brand, Croma Select S, recessed shower set with Ecostat S thermostat.

In the secondary bathrooms, there will be showers: HANSGROHE brand, Crometta S Showerpipe 240 with 1 jet, Ecosmart 9l/min with thermostat.



PLUMBING

Constructed with PEX piping for interior use and polyethylene for exterior networks.

All pipes will be insulated with Armaflex pipe insulation (cold water, hot water, and recirculation pipes).

Recirculation piping extends to the entrance of each room, with a timer-equipped pump.

Main shut-off valves are located in the utility cabinet.

Individual shut-off valves are located in all wet areas.

The garden irrigation system consists of valve boxes with provisions for sprinklers/diffusers.

The pool is treated with a salt chlorination system.

There will be no separate irrigation or potable water pumps; the supply will be provided by mains pressure.

The water meter has a 1 1/2" pipe and Gatell-type valves.



WATER HEATING SYSTEM

Domestic hot water production: renewable energy installation, solar equipment: air source heat pump.

Production equipment: common equipment for the heating and domestic hot water system. Mitsubishi heat pump or similar.

Domestic hot water storage: 200L domestic hot water storage tank, integrated into the hydrokit.



WATER MANAGEMENT

Separate stormwater and wastewater systems.
Siphon traps in bathrooms and toilets (siphons in all other fixtures).

PVC pipe, Terrain brand or similar soundproof.
Sewers (if applicable): PVC pipe, Terrain brand or similar soundproof.

Collectors: PVC tile-type pipe.
Outlet chambers: chamber with non-return valve at the network outlet and delivery chamber at the property outlet.

ELECTRICITY

Electrical fittings: JUNG brand, LS 990 series, white finish or similar.

The electrical panel will be located inside the electrical cabinet next to the entrance door.

The maximum permissible power for the dwelling will be 2 x 40A, P=9,200W, in a 230V single-phase distribution system.

Lighting fixtures for the dwelling:

Terrace wall lights: Dopo brand, Cub model, GU10 4.5W LED bulb or similar.

Lighting fixtures in common areas:

Ceiling lights in hallways: Kohl Light by BPM brand, Marjal model, 15W, 3000K or similar.

Facade and stairwell wall lights: Dopo brand, Cub model, GU10 4.5W LED bulb or similar. Garage LED screens: Philips WT120C 1xLED40S/840 PSU L 1200.

Outdoor garden lighting: Siroco bollard lights and Catania spotlights, Dopo brand or similar.

Pool control panels: One for the filtration system (filtration room). One for spotlights (exterior, 30 cm above the water level).

Pool spotlights: with 24W/12V LED lamps





CLIMATE CONTROL



Air-to-air system with two units. One on the ground floor and one on the upper floor. Mitsubishi brand or similar. Single-phase. With indoor units in bathrooms/toilets. Thermostats for each floor.

Diffusion: Double-deflection grilles for both supply and return air. Ductwork: Fiberglass, lined internally and externally with Climaver Plus aluminum foil. Optional: Airzone control for the entire house. For climate control, heating, and domestic hot water.



HEATING



Aerothermal heat pump system.

Outdoor unit: Mitsubishi or similar brand heat pump, providing heating and domestic hot water. Located on the roof or in the garden area.

Indoor unit: Mitsubishi or similar brand: Indoor hydrokit located in the basement boiler room or in the ground floor laundry room. Collector located in the ground floor access cabinet.

Thermostat in the living room.



TELECOMMUNICATIONS



Dwellings with telecommunications installations according to the regulations for common telecommunications infrastructure (ICT).

Telephone outlets with RJ-45 jacks located in the kitchen, living room, and bedrooms. Jung brand, model LS990, in gray or similar color.

Data outlets with RJ-45 jacks located in the living room and master bedroom. Distribution frames and external networks in accordance with the Common Telecommunications Infrastructure (ICT) regulations.



AUDIO/VISUAL



Terrestrial antenna for TV and FM channels.

TV outlets. RF+FI. In the living room, porch, kitchen, and bedrooms, with Jung brand frame and cover, model LS990, in gray or similar, with Fagor brand mechanisms or similar.

Outlet without service planned next to the electrical panel (RTR).

Installation of broadband coaxial outlets in the living room and master bedroom, with Jung brand frame and cover, model LS990, in gray or similar, with Fagor brand mechanisms or similar.



VIDEO ENTRY SYSTEM

Exterior panel: FERMAX brand or similar.

Interior monitors: one per dwelling, FERMAX brand or similar.

Mounted next to the kitchen.



WIFI

One wifi point on each floor (empty conduit only with guide wire).

ALARM

Interior: Power outlet for a central control panel (intended for wireless equipment).

Exterior: Pre-installation of a perimeter surveillance system for the complex. (Empty conduit with guide wire only)



INTERIOR CARPENTRY



Main entrance door to the houses: wooden panel. Height 2.40 meters. Security handle, security lock, oak veneer. Includes concealed hinges sufficient to ensure proper door operation, and a stainless steel pull handle.

Interior passage doors and wardrobe fronts (hinged or sliding, as applicable) are made of lacquered MDF, 2.10 meters high. Doors feature a concealed hinge system. A ventilation system or grille will be included in the door where required.

Wardrobes will have a plastic-coated interior lining and will be fitted with a shelf, storage compartment, and hanging rail.



EXTERNAL CARPENTRY



All exterior joinery, 2.40m high, in aluminum, color, lacquered or anodized finish to be specified, with thermal break, from the Cortizo brand or a similar series depending on the system and size. Integrated micro-ventilation. PVC blinds, matching the color of the joinery, with internal insulation, only in bedrooms.

All windows will have multipoint locking with a security lock and handle on each sash. Accessories include approved anti-lever hanging hardware, high-quality EPDM glazing gaskets, stainless steel screws, weatherstripping, and approved machining tools and accessories. Ventilation vents are integrated into the blind housings or installed via wall kits.

Exterior louvers (for laundry rooms, porch dividers, etc.) are made of painted steel. 20x70mm tubing on 80x80mm posts.



GLASS

Climalit-type glass in varying thicknesses depending on size, complying with CTE regulations.

Safety glass railing made with laminated tempered glass and recessed Q-railing aluminum profiles.

Exterior louvers (laundry areas, porch dividers, etc.) made of painted steel. 20x70mm tubing on 80x80mm posts.



PAINTING

INTERIOR

Smooth plastic paint, matte finish, with a base coat of water-based primer “REVETÓN” as a surface fixative and two top coats of Nóxex Eco-1000 plastic paint “REVETÓN” or similar.

EXTERIOR

Exterior facades painted with Revetón Silicone silicone resin “REVETÓN” or similar, smooth texture, with a base coat of breathable and water-repellent paint, based on acrylic resins in aqueous emulsion and siloxanes, and a top coat with the same product (if necessary, a bonding primer such as Sika® Top 50 or similar, based on acrylic resin, should be used).

Enamel paint on metalwork, after applying a red lead primer.



KITCHENS

Kitchens finished with the same material as the rest of the house.



Vertical backsplash between upper and lower cabinets in the same material as the countertop.

Kitchen cabinets with 22mm thick lacquered doors, handle-free. Solid Surface countertop in white acrylic.

Single-lever faucet in stainless steel with a high spout. Sink in the same material and color as the countertop. Siemens or similar appliances with integrated induction cooktop, refrigerator, freezer, and dishwasher, flush-mounted extractor hood, oven, microwave, washing machine, and dryer.

Pull-out waste bin with recycling compartments located inside the base cabinet.



URBANIZATION AND COMMUNAL AREAS



The development is fully enclosed with solid walls and metal fencing, and includes pre-installation for a perimeter security system with video surveillance cameras.

All areas not occupied by buildings are surrounded by a wide variety of trees and landscaping, with the necessary irrigation system. The development also features plazas for recreation, lighting, street furniture, and accessible pathways that eliminate architectural barriers through ramps or lifts, depending on the area.

The complex has access points from the surrounding roads, providing access to each house.

Communication between houses and communal areas is via internal pedestrian walkways.



OPTIONAL EXTRAS

- ◆ Pool and jacuzzi upgrades on selected units
- ◆ Phone operated automation
- ◆ Solarium upgrades
- ◆ Basement upgrades
- ◆ Furniture packages
- ◆ All feasible upgrades can be discussed