

STRUCTURES FOUNDATION

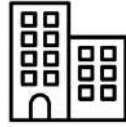
FOUNDATION

The foundations are designed and elaborated using reinforced concrete foundations, micro piles, structural anchors and reinforced concrete retaining walls, all as per the structural engineers design and calculations.

STRUCTURE PORTANT AND HORIZONTAL

The building super structure is designed using concrete slabs supported from the foundation on concrete and steel columns, with the rear floor slabs bearing on the villas rear retaining walls. Again, all as per the structural engineer's design and calculations.





STRUCTURES FOUNDATION

FACADES

The external facade is constructed using thick perforated brickwork, internal and external rendered with an internal cavity fully insulated using a projected polyurethane foam insulation to a minimum of 5 cms and 35 kg/m³ density.

Interior dry partition walls will be fully insulated using rock wool insulation.

Walls and ceilings to humid areas, such as bathrooms and kitchens, will have moisture resistant boards.

External walls will be rendered using a 2 coat render system, painted with an appropriate external paint finish.

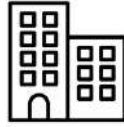


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ROOFS

Transitable and non-passable roofs and terraces over habitable spaces will have a slope of 1% to 5%, formation of relevant falls to drainage using a cement mortar reinforced with mesh, bitumen waterproofing including a elastomer or PVC, 200 g geotextile and a protection layer of M-5 cement mortar, prepared for non-slip tile installation, or relevant roof covering.





STRUCTURES AND PARTITION WALLS

PARTITION WALLS

The interior partitions of the villa will be installed using dry partition walls with 15mm plasterboard on galvanized steel profiles with thermal and acoustic insulation within the walls.

Again all partitions within areas of humidity, kitchens, laundry, bathrooms, will have a moisture resistant board installed.

EXTERNAL FACADES

The external render will be 2 coat waterproof render. Suspended ceilings will be installed using an external moisture resistant cement board, all prepared for external paint finish.



INTERIOR FINISH

FLOORING IN THE HOUSE

The flooring within house will be FLORIM Biotec Soft 120x120cm porcelain stoneware. This flooring will also be used in its non-slip version on the terraces and covered porches.

STAIRS FLOORING

Basement to ground floor FLORIM Biotec Soft porcelain tile / Ground floor to first floor in wood.

FLOORING COVERED AND UNCOVERED CAR PARK

Floor painted with epoxy paint finish.



KITCHEN

- Modulnova fully fitted kitchen
- Champagne colour Mitech finished fronts
- Aluminium display cabinet, black frame with smoked glass
- Striped panelling in Gold Brown finish
- Laminate worktop in Argila finish, 8 cm thick laminated bar in Metal colour
- Veravent faucet and sink in Black finish
- Fully integrated Miele appliances

BATHROOMS

MAIN BATHROOM

Porcelain stoneware floor tiles Brand FLORIM Biotec Soft 120x120cm. In same non-slip material in the shower.

Tiling on shower walls of porcelain stoneware brand FLORIM Biotec Soft 120x120cm.

The rest of the vertical walls will be painted.

Bathroom furniture of the brand MODULNOVA, shower screens to a height of 2mts.

SECONDARY BATHROOMS

Porcelain stoneware flooring FLORIM Biotec Soft porcelain stoneware 120x120cm. In the shower the same material non-slip.

Tiling in shower walls of porcelain stoneware brand FLORIM Biotec Soft pieces of 120x120cm. The rest of the vertical walls will be painted.



TOILET

Porcelain tile flooring FLORIM Biotec Soft 120x120cm pieces of 120x120cms.

Painted walls.

SANITARY FITTINGS

All sanitary fixtures will be wall hung, brand GEBERIT with SOFT CLOSE seat and recessed cistern with Geberit flush with push button Geberit models SIGMA70 finished in matt white In main and secondary bathrooms the wash basins will be of variable dimensions, of the MODULNOVA brand, on a washbasin base with 2 drawers.

The mirrors will be suspended and separated from the wall with a strip of warm LEDs to backlight them.



TAPS

Washbasin taps will be Ritmonio single lever mixer taps with BLX finish and wall-mounted mixer taps for toilets. Wall-mounted mixer tap, Ritmonio brand, BLX finish.

Shower taps will match those of the washbasins. Ritmonio brand BLX finish.

PLUMBING

All internal and external pipework will be installed using polyethylene pipe PEX high-density polyethylene (PE100).

General shut-off valves will be within the accessible ceilings to each bathroom, general valve for the villa. Each villa will have water points on terraces.

Heating will be within floor using a DHW system (Aero.thermal, DAIKIN brand heat pump or similar).

Garden irrigation will consist of pipe work and connected to sprinklers, diffusers and drip fed points.

Swimming pool purification with sand filter, with salt chlorinator.

Pool lighting with LED spotlights.



INSTALLATIONS



ELECTRICAL INSTALLATIONS

The mechanism will be of the SCHNEIDER/D-LIFE brand or similar. The electrical panel will be located inside the installations cupboard inside the dwelling.

Lights within the villa will be via recessed spot lights, fixed lighting to plant rooms etc.

Pre-installation of electricity point for curtains and blinds in living room and bedrooms.



DRAINAGE

Independent foul and rainwater drainage system connected to the urbanization.

Internal drainage will include appropriate siphon traps for sinks, toilets, showers, etc., to prevent the return of waste odors.



AIR CONDITIONING

AIR CONDITIONING

Heat Pump System. SAMSUNG brand heat pump or similar, which allows heating and cooling to be obtained. Outdoor unit located on the roof or in the garden area. Indoor duct units placed in false ceilings in bathrooms, technical rooms or dressing rooms. Rectangular fibreglass ducts lined internally and externally with Climaver plus type aluminium sheeting. Diffusion will be by means of linear grilles in both impulsion and return.

HEATING

Underfloor heating by water throughout the house, common aerothermal production equipment with the DHW system.

VENTILATION

Ventilation system by simple flow throughout the dwelling, with extraction outlets in wet rooms and common extractor located on the upper floor.



TELECOMMUNICATIONS

INFRASTRUCTURE

Telecommunications cabinet. Within plant rooms with Wifi throughout the house.

TELEPHONE

Telephone points with RJ-45 sockets located in living-dining room, kitchen, bedrooms of the same brand as the mechanisms in the dwelling, SCHNEIDER/D-LIFE brand or similar.

Data points with RJ-45 sockets located in living/dining room and main bedroom, of SCHNEIDER/D-LIFE brand or similar.

Distribution points and external networks according to telecommunications infrastructure regulations.



TELECOMMUNICATIONS

TELEVISION

Pre-installation for satellite antenna.

Terrestrial antenna for TV and FM channels.

RF.+RI. in living-dining room, kitchen, bedrooms and training room, interior mechanism of SCHNEIDER/D-LIFE brand or similar.

Coaxial TBA sockets in living/dining room and main bedroom, SCHNEIDER/D-LIFE brand or similar interior mechanism.

VIDEO INTERCOM

Video intercom, FERMAX/KIT WAYWI-FI brand or similar.

LIGHT REGULATORS

Installation of light regulators in master bedroom, kitchen, living room and entertainment area.

LIFTS

Pre-installation for LIFT, brand Otis, Mod. GEN2 SWITCH or similar.

INTERIOR CARPENTRY

Main entrance door with armoured door composed of 19mm phenolic sandwich board veneered on both sides. Includes concealed hinges sufficient to guarantee the correct functioning of the door, handle, door operation and matt stainless steel handle.

The interior doors are made of white lacquered MDF, white-lacquered Architraves and solid pine leaf frame painted white.

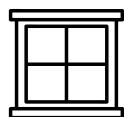
Wardrobe doors according to the interior design with fully fitted interior with shelf, luggage compartment, hanging rail, shoe rail, drawer units, shelves.

EXTERIOR CARPENTRY

All the exterior carpentry of the house is in texturised aluminium with thermal bridge break, brand Cortizo or similar, installed with semi-consealed handles and security glass for the relevant wind loads specified.



FINISHES



GLASS HANDRAILS

External handrails 8+8 or 10+10 (depending on size) with u-channel anchoring system (laminated glass and tempered glass).

POOLS

Porcelain stoneware tiles Brand FLORIM Biotec Soft, lighting with 24W/12V LED spotlights.

