Building specifications

CONSTRUCTION

**STRUCTURE**

Structure formed by load-bearing walls out of concrete blocks with slab floors with concrete joists and arched lightened concrete bricks, as to technical project.

**EXTERIOR WALLS**

Exterior wall with blocks of approved concrete of size 20x20x40, insulating chamber and interior wall out of 7cm thick ceramic bricks.

**INTERIOR WALLS**

Interior partition walls out of 7cm thick ceramic bricks.

**PITCHED ROOF**

Inclined roofs with arab style roof tiles fixed with mortar on flat ceramic bricks, resting on inclination walls.

**INSULATION IN WALLS**

Thermic insulation inbetween the exterior double walls by panels of extruded polystyrene or similar.

**INSULATION OF ROOFS WITH ROOFTILES**

Thermic insulation with sheets of glass fibre or similar laid on the roof floor and between the inclination walls, waterproofing with approved asphalt layer underneath the roof tiles.

**INSULATION OF FLAT ROOFS AND TERRACES**

Waterproofing by laying of EPDM type rubber sheets on the roof floor.

Thermic insulation by fitting approved insulating panels on waterproofing sheet.

**INSULATION**

Thermic insulation of the floor inside the house by using polistyrene units in the first floor slab.

ELECTRICAL FITTINGS

**GENERAL**

Fitted electrical installation carried out in accordance with the electronic regulations for low tension, with first quality make fuse box, prepared for contracting 5,75 kw.

**SWITCHES AND SOCKETS**

Electrical switch and socket boxes in white or ivory, by SIMON series 27 or BERKER series M2B.

**OTHERS**

Lightpoint under hanging cupboards in the kitchen

PLUMBING

**GENERAL**

Hot and cold sanitary water installation with fitted pipes as to current regulations, with mains tap and individual stopcocks in each bathroom

**SANITARY HOT WATER**

Hot water production by installation of a SOLAR accumulator with electrical support.

**WASHINGMACHINE**

Washing machine connection, as to plan.

**SANITARY WARE**

Bathroom fittings series DAMA SENSO COMPACTO in white by ROCA.

**BATHTUB**

Bathtub model PRINCESS out of steel 170x75 in white by ROCA.

**BATHROOM FITTINGS**

Bathroom taps series VICTORIA chroming finish by ROCA.

**KITCHEN SINK**

Kitchen sink out of stainless steel model J351 by ROCA with one basin and drainer.

**KITCHEN FITTINGS**

Sink tap series VICTORIA chroming finish by ROCA.

KITCHEN FITTINGS

**KITCHEN FURNITURE**

Kitchen furniture with upper and lower cupboards with doors out of postformed material, to be chosen by the client amongst more than 25 models.

**WORKTOPS**

Spanish granite worktop type: Porriño, Gris Perla, Mondaríz, Blanco Cristal, or Abero, finished with double rectangular border.

ELECTRICAL HOUSEHOLD APPLIANCES

**FRIDGE**

Combined fridge white finish, with exterior dimensions 1700x598mm, model "ROMAN-F30" by EDESA or similar.

**OVEN**

Independent multifunction oven with timer, WHITE colour finish, model "ROMAN-H150B" by EDESA or similar make

**COOKER**

Independent Touchcontrol glass-ceramic hob, model "ROMAN-VT140LB" by EDESA or similar make.

**EXTRACTOR HOOD**

Extraflat extractor hood 60cm wide, with three draught speeds, WHITE colour finish, model "ROMAN-CT230B" by EDESA or similar make.

AIR CONDITIONING AND HEATING

**AIR CONDITIONING**

Pre-installation for Air Conditioning by Split units, consisting in the installation from the sanitary underbuild of the house up to the living-room and master bedroom with pipes for the refrigeration and drainage connections, and corrugated pipe for futu

**VENTILATION**

Ventilation system of the dwelling by means of the installation of air inlet grilles in the facades of lounge and bedrooms, with mechanical extraction of the interior air through pipes from the kitchen and bathrooms towards the chimney on the roof.

TELECOMMUNICATION INSTALLATION

**SERVICE POINT CONNECTION (PAU)**

Device where the house's interior network is centralized, made up by different connection points (TV, TF, TLCA, PT) that allows users the possibility of accessing the different services provided by the operators.

**TELEVISION (TV)**

Television connection lead by cable to the UAP from the lounge and master bedroom, as to plan.

**TELEPHONE (TF)**

Telephone connection lead by cable to the UAP from the lounge and master bedroom, as to plan.

**TELECOMMUNICATIONS (TLCA)**

Computer connection point RJ45 lead by cable to the UAP from the lounge and master bedroom, as to plan.

**FORESEEN CONNECTION (PT)**

Reserved hidden connection lead without cable to the UAP from the kitchen and other bedrooms, as to plan.

OTHER INSTALLATIONS

**SOLAR COLLECTORS**

Thermic solar collectors for the production of hot water in accordance with the current regulations.

**ALARM**

Alarm system consisting of the basic Kit installation formed of the central alarm box with anti-sabotage protection detector, keyboard control, 2 movement detectors and remote control, posible connection to alarm reply centre.

EXTERIOR CARPENTRY

**MAIN DOOR**

Main door with safety frame of ALUMINIUM lacquered white, PVC in white, or solid swedish pine WOOD, with safety lock of 3 or 5 points of anchorage.

**WINDOWS**

First quality ALUMINIUM windows lacquered white or of solid swedish pine WOOD, with double sheet glass with insulating chamber of 4+6+4 type CLIMALIT or similar, with Tilt 'n' Turn mechanism in bathrooms and kitchens.

**WINDOW PROTECTIONS**

Window protections in accessible areas according to the project with galvanized forged irongrilles or security glass.

**ROLLERSHUTTERS**

Aluminium rollerblinds in bedroom windows.

**WINDOW PANES**

Translucent glass in bathrooms.

Double sheeted glass panes with insulating chamber or 4+6+4 type CLIMALIT or similar.

INTERIOR CARPENTRY

**WARDROBES**

Masonry wardrobe with no interior lining, plastered and painted, with sliding doors of 2.20 m. height in the same style as the room doors.

**ROOMDOORS**

Blank room doors out of a single sash of solid swedish pine wood with CASTELLANO style finish, or solid sash veneered with oak wood type "Block" to be chosen by the client amongst three models.

FINISH

**INTERIOR PLASTERWORK**

Interior plastering with projected plaster in smooth finish.

**EXTERIOR PLASTERWORK**

Exterior plastering with damp-proof cement mortar in scraped finish, natural stone skirting around the house.

**PAINTING**

Plastic colour paint on exterior walls to be chosen by the client and white on interior walls. Interior finish smooth.

**WALL TILES**

KITCHEN and BATHROOM wall covering with first quality ceramic tiles to be chosen by the client amongst more than thirty models. Includes 2 decorative borders in bathroom and 1 in kitchen.

**FLOOR TILES**

First quality ceramic tiles to be chosen by the client amongst more than thirty models.

INSURANCES

**BUILDING INSURANCE**

Free 1st year building insurance policy

**INSURANCE FOR 10 YEARS**

The house has an insurance that guarantees any damage made to the house due to faults and flaws caused by or affecting the foundations or structure of the building and that threaten its resistance and safety, for a period of 10 years.

**WARRANTIES**

Warranty of the amounts of money handed over by the client by means of a bank guarantee or consolidation policy issued by an important bank or insurance company.

OTHERS

**CUSTOMIZED DESIGN**

Own Architecture Department where you can design your personal project or adapt some of our recommended designs.

**MATERIAL SELECTION**

Freedom of choice of materials and finishings of your house. Customized service and advice by our Customer Service Department.

**CUSTOMER SERVICE**

Personalized follow-up service for the client from the contract signing until the conclusion of the guarantee period.

Inspection for handing over of keys accompanying the client and providing customized service in several languages.

**VAPFNET**

Private access intranet for clients, thought to provide more information and transparency during the purchase process of your house, where you will find data of your house, pictures of the construction development, can look up signed contracts, ....

**CONTROL DE CALIDAD**

Geotechnical study, Quality control plan of the project, Laboratory trials, monitoring of the quality of construction execution by an approved Technical Control Organization, professional direction by Architect and Quantity Surveyor.

Technical inspection for internal control prior to handing over of the house to the client.

**DOCUMENTATION**

Building project, Safety and Health Plan, Construction Permit, Construction Completion Certificate by the Architect, First Occupancy Certificate

**ALL INCLUSIVE SERVICES**

Execution fees of the mains of the different supplies connections.

Cession of the property of a right of water

Installation of a water meter

Installation of a pressure reducer

Management of the Inspection visit by Iberdrola

Management and fees of Industry Inspection (gas) (if this applies)

Management of direct debiting of water, electricity and community receipts.

Electricity and water consumption bills since the handover of the apartment until both supplies are contracted on behalf of the client

Management of the Registration in the Land Registry.

Private postbox in the postbox shelters of the shopping centres.

Payment of the refuse collection tax of the year of the title deed signing.

Payment of the Yearly Property Tax of the year of the title deed signing.

Payment of the homeowners fees (community of owners previously existing) the year in which the deed is signed.

**TELECOMMUNICATIONS**

The Urbanisation Cumbre del Sol is provided with a telecommunications network infrastructure with PREWIMAX technology, prepared for providing telephone and high speed internet service.