

# **BUILDING SPESIFICATION**

## **STRUCTURE & FOUNDATION**

- Concrete structure reinforced with grid slabs, stairways, pillars and footings. Semi-basement walls with reinforced concrete

## **EXTERIOR WALLS**

- Double ceramic brick exterior enclosing walls, thermal/acoustic insulation in the interior (thickness according to Energy Efficiency calculation) and lined with double drywall of the "Pladur" type. Continuous, waterproof coating painted flat white.

## **EXTERIOR METALWORK**

TECHNAL brand, LUMEAL model dual-leaf aluminium sliding balcony doors with thermal break and double glazing with "Climalit" chamber.

-TECHNAL brand, LUMEAL model turn-and-tilt accordion-style windows, concealed leaf, with thermal break and double glazing with "Climalit" chamber.

-Motorised security shutters on all the rooms.

-Handrails of embedded glass on balconies.

-Security entry door to the home lacquered in flat white inside and out, with three attachment points and peephole. 30 db acoustic insulation.

-Smooth, lacquered metal door to enter each the private plot of each house.

## **HOUSE INTERIOR**

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### **INTERIOR MASONRY**

- Interior dividing walls of double "Pladur" drywall on both sides with mineral wool inside for thermal/acoustic insulation.

### **INTERIOR CARPENTRY**

-Smooth, folding passage doors, lacquered in flat white with weather-strip edging.

-Built-in cupboards lined inside with oak-style melamine resin panels, with metal bar, drawer unit and shelves. Folding doors lacquered in flat white with GOLA-style pulls.

-Metal handrail for the interior stairway of the architect's design.

### **FLOORING**

-Interior floors of the house, kitchen, baths and balconies of large 80x80cm porcelain stoneware, VIVA brand, model 3+, or similar.

-Ceramic tile skirting board. The possibility of making them level with the walls will be studied.

### **WALL AND CEILING COVERINGS**

-Shared bath and cloakroom covered with large ceramic tiles, 2.50x1.00m, INCALCO brand, PETRA model in cream colour or similar. Bath of main bedroom with large ceramic tiles, 2.50x1.00m, INCALCO brand, SYROS model, \_at\_ \_nish or similar.

-Side walls and ceiling of living-room balcony and bath of large ceramic tiles, 2.50x1.00m, INCALCO brand, SYROS model, flat-finish or similar.

-Seamless drop ceiling of "Pladur" drywall, with moulding in all rooms.

-Walls and ceilings of the whole house painted with white, plastic paint.

-Main wall of the loggia tiled with flat white porcelain.

## **KITCHEN AND LAUNDRY**

- Kitchen furniture, made up of tall, wall-mounted furniture 2.5m high. Laminated flat finish or imitation wood.
- Counter top on the island of SILESTONE or CERAMIC TILE, with undermount sink.
- The kitchens are equipped with induction cooker, electric oven and microwave built into the upper cupboard, AEG, SIEMENS or similar brand. Extractor hood built into the dropped ceiling, SIEMENS, FALMEC or similar brand.
- Refrigerator and dishwasher pre-installed in the kitchen, and washing machine, dryer and water tap pre-installed in the loggia.
- Kitchen tap, HANGROHE METRIS or similar type.

## **BATHROOMS**

- In main bath, WALL-HUNG vitrified porcelain fixtures, ROCA brand or similar, anti-slip shower tray in flat white with fixed panel shower screen from floor to ceiling.
- Washbasin according to architect's design, composite counter-top mount, ROCA brand or similar, counter top of SILESTONE or CERAMIC TILE and laminated vanity in flat colour or wood look. Thermostatic tap in shower and chrome-plated, single-handed tap in basin, RITMONIO model DIAMETRO 35 INOX model or similar, built into the wall.

## **HOT WATER, AIR CONDITIONING AND HEATING**

- Hot water produced by individual "AEROTERMO" pumps, DAIKIN or LG brand.
- Complete installation of hot/cold climate control with ducts, DAIKIN or LG brand, with individual room controls with the AIRZONE system. Compatible with home automation system.
- Hot/cold air intake and outlet vents with linear grills of lacquered aluminium compatible airzone system.
- Electric radiant floor heating with thermostat in bathrooms

## **SYSTEMS**

- Electrical system according to Low-Voltage Regulations for 9,2 kw and installation of telecommunications for TV / FM and telephone according to standards.
- Interior lighting of the house with built-in spot lights in the ceiling and balcony/terrace with built-in floorlights.
- Electrical mechanisms of SIMON brand or similar with USB, TV, Ethernet, and Telephone jacks.
- Automatic video entry phone system on individual pedestrian entry doors.
- Pre-installation of burglar alarm.

## **PRIVATE PLOT OF THE HOUSE AND SOLARIUM**

- Covered garage paved with concrete finished with a stamped surface layer. Automatic garage door pre-installed.
- Access walkway with bush-hammered concrete floor with built-in spot lighting.
- Garden area next to the pool with artificial grass.
- Infinity swimming pool of +-12m2 with sheet of water and reinforced sprayed concrete pool. Tiled walls and bottom with ceramic or natural stone. Placement of

fixed glass or Plexiglass at the infinity edge. Includes filtration and water-treatment equipment, and pool lighting.

-Planting of 2 tall trees/palms (+-2.50m high) in the garden.

-Solarium paved with large porcelain tiles 80x80cm, VIVA brand, model 3+ or similar. Perimeter handrail of concrete lattice.

-Individual postboxes and house numbers of stainless steel.

## DEVELOPMENT

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### COMMON AREAS

-Lighting in common areas with motion detectors and energy-saving beacon-style luminaires and built-in floor lights.

-Tall vegetation like CYPRESS along the fence and planted in tree surrounds.

-Two motorized entry doors for vehicles.

-Development enclosure of breeze blocks with water-proof coating and lattice. Painted white.

-Dividing walls between gardens of painted breeze block capped with ceramic tiles or stone.

-Equipment cupboard on the plot to group system boxes.

