Building specifications

CONSTRUCTION

**STRUCTURE**

Structure formed by pillars and joists out of reinforced concrete with slab floors with concrete joists and arched lightened concrete bricks, as to technical project.

SURFACING

**TILING**

Wall tiling in kitchen and bathrooms with ceramic tiles for top brands and leading manufacturers

**FLOOR TILES**

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 9,2 kw, as to technical project.

**SWITCHES AND SOCKETS**

Electrical swith and socket boxes in white or ivory, by SIMON series 75 or JUNG series LS 990.

PLUMBING

**GENERAL**

Hot and cold water installation with embedded piping in compliance with current applicable regulations, with closed loop hot water circuit, main shutoff valve and independent shutoff valves for each bathroom.

**SANITARY HOT WATER**

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**WASHINGMACHINE**

Washing machine connection, as to plan.

**DISHWASHER**

Dishwasher connection in the kitchen

**SANITARY WARE**

Bathroom fittings series MERIDIAN by ROCA in white

**BATHTUB**

Bathtub model PRINCESS out of steel 170x70 in white by ROCA.

**SHOWERBASE**

Shower basin model MALTA 80x80 white by ROCA

**BATHROOM FITTINGS**

Bathroom taps series VICTORIA chroming finish by ROCA.

**BATHROOM ACCESSORIES**

ONDA PLUS by ROCA bathroom accessories in white: towel rail, toilet paper holder and coat hook.

**KITCHEN SINK**

Kitchen sink out of stainless steel model J80 by ROCA with two basins

**KITCHEN FITTINGS**

Sink tap series VICTORIA chroming finish by ROCA.

KITCHEN FITTINGS

**KITCHEN FURNITURE**

Kitchen furniture comprising made-to-measure modules, wall hung cabinets and base cabinets with doors and drawer, laminated or polylaminated melamine fronts, melamine cupboard rears, standard knobs or handles.[Series 1-5]

**WORKTOPS**

Silestone worktop

ELECTRICAL HOUSEHOLD APPLIANCES

**GENERAL**

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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 bedrooms with pipes for the refrigeration and drainage connections, and corrugated pipe for future ele

**HEATING**

Preinstallation for central heating with radiators inside the house, as to plan.

TELECOMMUNICATION INSTALLATION

**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.

OTHER INSTALLATIONS

**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

**GENERAL**

**MAIN DOOR**

**ROLLERSHUTTERS**

Plastic rollerblinds in bedroom windows.

INTERIOR CARPENTRY

**WARDROBES**

**ROOMDOORS**

Interior door in designer style to be lacquered

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

**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, ....

**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

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.

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.