

EASY LIVING COSTA BLANCA

LIST OF WORKS AND TECHNICAL BUILDING SPECIFICATIONS

STRUCTURE OF REINFORCED CONCRETE – FOUNDATION, WALLS, FORGED AND CROSSBEAMS

- Structure of reinforced concrete with underpinning and unidirectional or reticular slabs as required by the calculation, using panels of exposed concrete or polystyrene, as appropriate. Concrete type C30/35 and reinforcing steel type B500SD. Includes crawl space with ventilated camera under the soil of the ground floor.

FACADE

- The external wall is formed by using thermal bricks of 14 cm with internal insulation, double stone wool insulation of 8 cm (4+4), drywall installations of 13 mm with self-supporting system, puttied smooth surface, painted by white.
- External finish of the facade is rendering of bilayer cement roughcast, on a limestone of type "Morcem" limestone finishing "GRUPO PUMA" or similar, on a base of screeded mortar with fiber reinforcement meshes.
- The exterior of the facade there are porcelain stoneware parts in big size (1x3 m) top quality (where it properly belongs), for coating of facade panels and walls on the ground floor.
- Surrounded of High Energy Efficiency in compliance with Technical Building Code

INTERIOR PARTITIONING, PLASTERING, FALSE CEILING

- The internal partition walls (Pladur type) with double layer of Pladur panels 13 mm, from both sides, strengthened in zones of suspended furniture, bathrooms, kitchen.
- Installation of internal walls on an acoustic material, rock wool insulation of 4 cm inside the wall to improve the noise protection and the insulation between the rooms
- All the conduits (tubes) are isolated with sound- absorbing material as well inside the false ceiling
- Plaster false ceiling with double guide system fixed with uprights. Formation of risers with level changes and perimeter molding for the curtain rods.
- The interior is painted in smooth ecological breathable bright color.

ELECTRICITY AND MECHANISMES, TELECOMMUNICATION AND AUDIOVISUAL INSTALLATION

- A single- phase of 9,20 KW electricity supply for a house with a high level electrification with the own electrical boxes for each house, in accordance with low voltage regulations.
- Indoors switches, sockets in metallic look of "NIESSEN" and also protected ones outdoors, according to the project.
- Installation of TV, network and USB- sockets in all bedrooms, dining room.
- Lighting of the exterior stairs.
- Built-in white lamps in a ceiling with recessed white downlights and lamps
- Telecommunications facilities include a video-door phone with a night-time lighting in the entrance.
- Decorative garden lighting in plot and swimming pool.

DOMOTIC SYSTEM

- Installation of a basic domotic kit of "NIESSEN" with a tactile screen to control the interior lightning management system, ignitions of exterior lightning and the blinds.

SANITATION FACILITY, PLUMBING AND DOMESTIC HOT WATER.

- Sanitation facilities of PVC with system separating pluvial and fecal water up to public pin. All the facilities and downspouts will be isolated acoustically.
- Interior buried water evacuation system compact type for 3 bathrooms, kitchen and laundry, using a high rigidity tubes. Equipped with corresponding manholes and non-return-units.
- The installation of ventilation in sanitary chamber using thermal isolation under the slab of the ground floor to avoid thermal losses
- Plumbing installation using polypropylene tubes interior for 3 baths, kitchen and a laundry, with heating solar system including a storage tank of 150L and also an electric hot water boiler of 100L.

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CLIMAT CONTROL

AIRE CONDITIONING

- Installation of ducted air conditioning system (cooling and heating) in all rooms of the house using the high-efficiency heat pump and whit grills of aluminum extruded sections.

VENTILATION AND AIR EXTRACTION

- Installation of hybrid ventilation and the air extraction in kitchen and wet building areas by using the air extractor. The extractor fan

ROOF COVERING

- Flat roof, not passable, with double extruded polystyrene foam insulation (high density) of 8cm

EXTERIOR CARPENTRIES OF ALUMINIUM

- Exterior carpentry in white (CORTIZO COR -VISION or similar) with a thermal bridge break and a low emissivity glass formed by double glazing windows in accordance with Spanish Technical Building Code
- Motorized blinds.

CARPENTRY FROM WOOD- DOORS AND WARDROBES

- Entrance reinforced door with a security lock with wood coating of IROKO.
- Fitted interior doors of color white.
- Fronts of the integrated wardrobes, white lacquered with finished interior of melamine.

GLASSES, BATH SHOWER SCREENS AND RAILING

- Bath shower screens from glass 8+8.
- Stairs have banisters rails made of glass 8+8.
- Railing exterior made of glass 10+10.

STAIRS

- Light interior stairs made of iron, with steps of steel, with rails of glass.

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REVETMENTS

PAVEMENT

- For interior used high quality porcelain stoneware flooring of the big size 90X90 in a white color.
- High quality stoneware anti-slip flooring outdoors (pool and garden).

TILE IN BATHROOMS

- High quality ceramic tiles for walls bathrooms in a white color, size 120x40 cm.

HOUSE EQUIPMENT

KITCHEN AND LAUNDRY ROOM

- Kitchen furniture composed of white brilliant modules with worktop Silestone of 12 mm. Door hinges and hardware from manufacturer Blumm.
- Electric appliances from Bosch, Siemens or similar.
- Sink from steel with high quality tap.
- Water heater of 100 l, and solar Inter battery of 150l with valve thermostatic of $\frac{3}{4}$.

BATHROOMS

- Suspended wash-basins furniture, high quality bathroom fittings with laminated mirrors of 5+5 mm.
- Suspended toilets from VILLEROY BOCH, toilet push button from GEBERIT.
- White suspended bide from VILLEROY BOCH with high quality bathrooms fitting.
- Shower trays of the big size with heat-resistant bathrooms fitting, rain shower heads and hand shower head fixed in wall.

PLOT

FOUNDATION OF FENCE

- Foundation of fence is a reinforced concrete wall.

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DOORS AND FENCE

- Fence consists of iron galvanized tubes 120x40 mm.
- The access to the garage is equipped with an automatic motorized sliding gate, made by a galvanized iron metal structure.

POOL

- Swimming pool of 24,50 m2 and depth of 1.0 to 1.60m. It includes stairs in its area of low depth, lighting led, equipped with shower of exterior of stainless steel.

PLOTS PAVEMENT

- Concrete anti-skid paving in area of parking of vehicles.
- Zona exterior libre ajardinada, con preinstalación de riego automático, iluminación de jardín y acabado en césped artificial alta gama de 27 mm. con perímetro de grava marmoleada y baldosas de hormigón prefabricado de 100x40 antideslizantes color gris liso.
- Landscaped free exterior area, with pre-installation of automatic irrigation, garden lighting and finished in artificial lawn 27 mm., tiles of prefabricated concrete of 100x40 anti-skid.
- Garden with Olive tree, groups of palm trees, cypresses in perimeter of stockade.

LIGHTNING OF EXTERIOR

- Lighting of exterior formed by wall lights of led in soil for decorative wall lighting, from the soil.
- Lighting set up in zone of entrance, garden, vehicles parking.