

Piedrablanca

Building Specifications

01. Structure

Structure with reinforced concrete columns and walls calculated according to current regulations.



02. Façades

Façade with thermal/acoustic insulation finished in smoothed white acrylic mortar and porcelain tiles in line with the complex's minimalist design. Perimeter parapet on the roof comprised of a low wall and glass balustrade.

— Exterior joinery

Window frames are aluminium with high thermal and acoustic specifications, Corvison or similar with thermal break.

Bedroom windows have automatic blinds.

Automatic access door for the garage of the complex.

03. Property interiors

— Interior partitions

The interior partitions will be made with self-supporting partitions (dry partitionwalls) with a water-proofed metal structure in kitchen and bathrooms.

The property will have a plasterboard suspended ceiling according to design.

— Bathrooms

All bathrooms are exterior with sanitary appliances and top quality taps.

Shower tray and integrated screen. Thermostatic shower valves with raindrop shower system.

Wall-mounted suspended toilets with recessed cisterns in all bathrooms. Washbasin cabinet with backlit mirror in main bathrooms.

— Kitchen

High and low level kitchen units, drawers with soft-closers and quartz countertop or similar equipped with the following electrical appliances:

- Vitroceramic hob
- Extractor hood
- Sink
- Oven/microwave

* Space available to install optional dishwasher and refrigerator

— Flooring

Large format porcelain tiles in entrance, dining room and kitchen floors; floors in outdoor areas in the same format. Outdoor areas and bathrooms with non-slip flooring. AC5 laminate flooring is planned in bedrooms. Imitation teak flooring for sun deck.

— Tiling

Bathrooms and kitchen tiled with large format tiling.

— Paintwork

Smooth plastic paint in living areas.

— Roof

Flat roof prepared for the installation of a jacuzzi, shower and auxiliary outdoor kitchen area (all optional).

Perimeter railing comprised of low wall and glass.





04. Services

— Electrical installation

In compliance with the current Low Voltage Electrical regulations.
Top quality mechanisms.

— Lighting

Dimmer switch in living room and bedrooms.

LED type luminaires in all living areas, roof terrace and access roads to the property.



— Plumbing and drainage

Hot and cold water to all sanitary appliances according to regulations. Isolation valves on hot and cold water in all bathrooms, laundry rooms and in the kitchen, as well as a general isolation valve for the property.
Indoor installation with multilayer pipework.

— Air conditioning/heating/domestic hot water

Heating installation (underfloor heating) and domestic hot water (DHW) by Aerotermia.
Air conditioning distributed via ductwork to differentiated zones, complete with thermostat in each living area.

— Interior air quality

Hybrid ventilation in homes in accordance with the Technical Building Code.

— Telecommunication systems

Television sockets in basement, living room, bedrooms, terraces and sun deck.
Video intercom.
Telephone connection in accordance with ICT.

— Swimming pool

All homes will be equipped with their own design pool, with a water surface of 14.00 m², complete with lighting.
Purification by saline chlorination.

— Interior joinery

Entrance door

Armour plated access door to the property: imitation wood exterior leaf and interior leaf with wood finish.

Internal doors

Doors lacquered from floor to ceiling with concealed hinges and magnetic latch.

Garage doors

Automatic access door to each of the garages of the property.

Fitted wardrobes

Block type wardrobes up to the ceiling, internally lined, complete with drawers, shelf at high level, clothes rail and interior lighting.

05. Communal areas

— Urbanisation and common spaces

Pedestrian access to each of the properties will be via a common space that will be suitable for people with reduced mobility via ramps and paths.

There is a controlled access area in the entrance with video surveillance camera installation and mailboxes.

Landscaped areas at garage access ramp and low wall at the back of the urbanisation.

— Basements and car parks

The basement also has spaces available for installations, washer-dryer room and optional home cinema and/or gym spa or any other wishes of our clients.

— Flooring

Natural stone, printed or paved concrete: to be defined by construction management.

— Installed equipment

There will be a pre-installation for an individual outlet in each garage to charge electric vehicles.

06. Optional

1. Sun deck extras

- a. Jacuzzi, shower
- b. Auxiliary Kitchen
- c. Ambient light

2. Lift

3. Home cinema system in basement

4. Spa (Sauna, Turkish bath, etc.) in basement

5. Some houses allow for the pool to be extended

6. Home Automation (BUS System)

7. Electric blinds

8. Ambient light (RGB LEDs) in the interior

9. Outdoor ambient lighting (RGB LEDs)

10. Improvement of kitchen equipment

- a. Furniture
- b. Materials
- c. Electrical appliances

11. Improvement of tiling

- a. Private area (bedrooms/dressing room)
- b. Bathrooms
- c. Sun deck

12. Garden Package: special garden design including construction and an automated irrigation system

13. Bath in one bathroom instead of shower

14. Painting of the house

- a. Enamel
- b. Vinyl finish
- c. Wallpaper

15. Charging point for electric vehicles in garage



Piedrablanca



All graphic documentation and text included in this commercial brochure is purely orientative and is for information purposes only. It is of a non-binding character and it does not form part of any contractual agreement. The visual and written content may be modified and/or replaced due to technical requirements by the site management and/or by the development company, derived from the construction project, processing of the municipal building permit and/or during the process of execution of the works.