

FOUNDATIONS AND STRUCTURE

REINFORCED CONCRETE FOUNDATIONS AND STRUCTURE, IN COMPLIANCE WITH THE CURRENT REGULATIONS ON SEISMIC PROTECTION, SPECIFIC STANDARDS FOR REINFORCED CONCRETE STRUCTURES, TECHNICAL BUILDING CODE AND GEOTECHNICAL STUDY.

ROOF

ROOFS WILL BE FLAT AND NON TRAFFICABLE, WITH WHITE GRAVEL FINISH AND THE SLOPES REQUIRED TO DRAIN RAINWATER WITH MAINTENANCE ACCESS.

EXTERNAL BUILDING ENCLOSURE

THE EXTERNAL ENCLOSURE WILL CONSIST OF CAVITY WALLS, WITH EXTERNAL SIDE IN BRICK WITH FINE WHITE MORTAR FINISH, WITH THERMAL AND ACOUSTIC INSULATION IN AIR CHAMBER AND INTERNAL PARTITION WALLS. THE INTERIOR PARTITIONS ARE SOLVED AS A WHOLE WITH PARTITIONS OF TRADITIONAL BUILDING WORK WITH THERMAL AND ACOUSTIC INSULATION, TRIM AND PLASTER.

EXTERNAL CARPENTRY

LACQUERED ALUMINIUM METALWORK JOINERY WITH TOP-QUALITY THERMAL BREAK. ROLLER SHUTTERS IN BEDROOMS. DOUBLE GLAZED SECURITY WINDOWS WITH AIR CHAMBER.

PROPERTY INTERIORS

FIRST-CLASS PORCELAIN STONEWARE FLOORING THROUGHOUT THE PROPERTY. ANTI-IMPACT SHEETING UNDER FLOORS FOR BETTER SOUNDPROOFING. BATHROOM AND KITCHEN WALLS OF TOP-QUALITY CERAMIC TILES.

PLADUR-TYPE DRYWALL ON FALSE CEILINGS WITH AUXILIARY STRUCTURE.

THE PROPERTIES WILL BE PAINTED WITH HIGH QUALITY PLASTIC PAINT WITH A SMOOTH FINISH, EXCEPT FOR THE BATHROOMS. LAMINATED PLASTERBOARD DROPPED CEILING WITH PLASTIC PAINT, WITH FALSE CEILING IN BATHROOM AND/OR KITCHENS.

INTERIOR JOINERY

SECURITY DOOR AND ANTIBUMPING LOCK IN PROPERTY. TOP QUALITY INTERIOR DOORS FROM FLOOR TO CEILING WITH VISIBLE JOINT SEALER OF THE SAME MATERIAL AS THE DOORS AND WHITE SMOOTH LACQUERED FINISH.

WARDROBES: MALLORCAN-STYLE WOODEN FRONTS WITH A SMOOTH WHITE LACQUERED FINISH, WITH FLOOR-TO-CEILING LEAF DOORS WITH A WOODEN UPPER PLATE.

LOCKSMITH

THE VEHICLE ACCESS DOORS WILL BE MADE OF BLACK LACQUERED IRON WITH A GATE INTEGRATED IN THE DESIGN ACCORDING TO THE PROJECT.

THE RAILINGS OF THE INTERIOR STAIRS WILL BE OF BUILDING WORK PLASTERED WITH PLASTER OR WHITE IBIZAN STYLE CEMENT. THE PERIMETER FENCING OF THE URBANIZATION WILL CONSIST OF A LOW WALL PLASTERED WITH WHITE EXTERIOR MORTAR COMBINED WITH LOCAL STONE, WOODEN ENCLOSURE AND PERMEABLE HEATHER.

KITCHEN

TOP QUALITY KITCHENS WITH WHITE DOORS WITH HIDDEN HANDLES ACCORDING TO DESIGN, CALACATA PORCELAIN MATERIAL COUNTERTOPS OR SIMILAR, PANELLED FURNITURE. TOP QUALITY APPLIANCES, CONSISTING OF AN ELECTRIC OVEN, MICROWAVE, VITRO CERAMIC AND INDUCTION HOB, EXTRACTOR HOOD, REFRIGERATOR, DISHWASHER AND WASHER DRYER.

BATHROOM FIXTURES AND FITTINGS

BATHROOM FITTINGS WILL BE NOKEN BRAND OR SIMILAR, WITH SUSPENDED TOILETS, WITH DOUBLE FLUSH. EACH PROPERTY WILL FEATURE A BATHTUB IN ONE OF THE BATHROOMS AND IN THE REST A SHOWER TRAY AND GLASS SCREEN WILL BE FITTED. BATHROOM FURNITURE ACCORDING TO THE INTERIOR DESIGNER'S DESIGN. BLACK MIXER TAPS FROM NOKEN OR SIMILAR, BEING THERMOSTATIC IN BATHTUBS AND SHOWERS. ROUND MODEL SHOWER COLUMNS WITH NOKEN BLACK SINGLE-

LEVER MIXER OR SIMILAR.

ELECTRICAL INSTALLATION

ELECTRICAL INSTALLATION AS PER THE LOW VOLTAGE ELECTRICAL REGULATIONS TOP QUALITY MECHANISMS JUNG BRAND OR SIMILAR. VIDEO CAMERA ENTRY PHONE. DIGITAL TV VIA SATELLITE. RTV CONNECTIONS IN LIVING ROOM, BEDROOMS, KITCHEN AND TERRACES. TB + ISDN (INTEGRATED SERVICES DIGITAL NETWORK) PHONE SERVICE.

HOME AUTOMATION

CONTROL OF LIGHTING, BLINDS, DETECTION OF WATER LEAKS BY MEANS OF FLOOD PROBES AND CONNECTION CLOSURE, IGNITION OF THE AIR CONDITIONING SYSTEM VIA REMOTE, FIRE DETECTION SYSTEM.

ALARM

PROSEGUR INDIVIDUAL ALARM SYSTEM, OR SIMILAR, INSTALLED AND CONNECTED TO THE ALARM CENTER, HAVING SENSORS TO DETECT ANY TYPE OF INTRUSION INSIDE THE HOUSE, COVERING ALL POSSIBLE ACCESSES TO IT.

ILLUMINATION

INSTALLATION OF LOW-CONSUMPTION DOWNLIGHTS AND LED STRIPS, AS WELL AS RECESSED EXTERIOR LIGHTING.

AIR CONDITIONING

INSTALLATION OF SANITARY HOT WATER PRODUCTION SYSTEM BY AEROTHERMIA, OF LG BRAND OR SIMILAR. INSTALLATION OF AIR CONDITIONING SYSTEM BY LG BRAND OR SIMILAR, DIVIDED INTO ZONES WITH HEAT PUMP AND CONDUITS.

HEATING

RADIANT FLOOR CIRCUIT OF UPONOR BRAND, OR SIMILAR, THROUGHOUT THE HOUSE FOR GREATER THERMAL COMFORT.

EXTERIOR URBANIZATION

LANDSCAPED AREAS WITH ARTIFICIAL GRASS.

GARDENING, INCLUDING ELEMENTS AND SPECIES OF SHRUBS, FLOWERS AND EXEMPLARY TREES SELECTED BY OUR SPECIALISTS.

LOW LIGHT POLLUTION LIGHTING NETWORK

INTERNAL URBANIZATION OF THE PLOT, CONSISTING OF A TERRACE AREA PAVED WITH EXTERIOR FLOORING.

EXTERIOR FENCE ENCLOSURE

THE PERIMETER FENCING OF THE URBANIZATION WILL CONSIST OF A LOW WALL PLASTERED WITH WHITE EXTERIOR MORTAR COMBINED WITH LOCAL STONE, WOODEN ENCLOSURE AND PERMEABLE HEATHER.

POOL

FREE-STANDING SWIMMING POOL INCLUDING SKIMMERS SYSTEM, FILTRATION AND PURIFICATION OF WATER BY SALINE CHLORINATION, LINED WITH WHITE GRESITE, INCLUDING A BUILT IN STAIRCASE.

EXTRAS

01. POOL

WATER CASCADE FROM SIDE STONE WALL.

BENCH WITH JACUZZI AND HYDROMASSAGE JETS.

02. BARBACUE

DESIGN OUTDOOR BARBECUE, WITH FIREPLACE, BENCH WITH INTEGRATED FURNITURE AND SEPARATE BAR-TYPE BAR. IT MAY HAVE A SINK AND HOT / COLD WATER TAP AND THE POSSIBILITY OF DISHWASHER CONNECTION.

03. INTERIOR FURNITURE

INTERIOR PACKAGE DESIGNED AND SELECTED BY THE INTERIOR DESIGNER ELVIRA BLANCO, INCLUDING ALL THE INTERIOR ELEMENTS OF FURNITURE, CURTAINS, DECORATIVE LAMPS, TABLES, CHAIRS, BEDS, TABLES, RUGS AND DECORATION ELEMENTS FOLLOWING THE CONCEPT DESIGN.

04. OUTDOOR FURNITURE

EXTERIOR PACKAGE DESIGNED AND SELECTED BY THE INTERIOR DESIGNER ELVIRA BLANCO, INCLUDING ALL THE EXTERIOR ELEMENTS OF FURNITURE, TABLES, CHAIRS, VASES, LAMPS, OUTDOOR STOVES AND ELEMENTS OF AMBIENCE.

05. CORNER PREMIUM HOMES

INSTALLATION OF AN OUTDOOR JACUZZI OF THE ASTRA-POOL BRAND OR SIMILAR, TO BE PLACED IN A GARDEN AREA LINED WITH IPE OR SIMILAR OUTDOOR WOOD, ACCORDING TO PROJECT DESIGN.

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