

# TECHNICAL SPECIFICATIONS

## STRUCTURE

### STRUCTURE AND FOUNDATIONS

- Reinforced concrete structure by means of waffle slabs, stairs, pillars and bases. Lower-ground floor walls by means of reinforced concrete walls.

## SURROUNDING OF THE BUILDING

### FAÇADE ENCLOSURE

- Exterior enclosure with ceramic brick double sheet, thermal/acoustic insulation inside (thickness according to Energy Efficiency calculation) and lined with double sheet of laminated plaster, similar to "Pladur". Continuous monolayer coating.

### EXTERIOR CARPENTRY

- Double-sheet sliding balcony door of the brand TECHNAL or similar, with thermal break and double glazing with "Climalit"-type chamber.
- Tilt and turn and folding aluminium windows of the brand TECHNAL or similar, with thermal break and double glazing with "Climalit"-type chamber.
- Power-driven security blinds in bedrooms.
- Built-in glass rails in terraces.
- Security door at the property's entrance lacquered in matt white inside and outside, with three anchoring points and peephole. Acoustic insulation of 30 dB.
- Plain lacquered metal door for the entrance to the property's private plot.

## INTERIOR OF THE PROPERTY

### INTERIOR MASONRY

- □ Interior partitions with laminated plaster sheet, similar to "Pladur", on both sides and thermal/acoustic insulation of mineral wool inside.

### INTERIOR CARPENTRY

- High quality, plain hinged access doors lacquered in matt white.
- Built-in wardrobes lined with oak-type melamine board, with metal bar and shelves. Handleless hinged doors lacquered in matt white.
- Metal handrail for interior stairs according to architect's design.

### FLOORINGS

- Interior flooring of the property, kitchen, bathrooms and terraces in 100x100 large format porcelanic material.
- Ceramic skirting.

### GENERAL COVERINGS AND CEILINGS

- Shared bathroom and toilet covered with large format ceramic pieces. Main bedroom bathroom covered with large format ceramic pieces.
- Continuous false ceiling with laminated plaster sheet, similar to "Pladur", in the whole house.
- Walls and ceilings of the whole house painted in white.

### KITCHEN

- Kitchen furniture made up of high and low units with matt lacquered finish or faux wood.
- SILESTONE or similar kitchen island, with sink under top.
- Kitchens are equipped with induction hob, dishwasher, electric oven and microwave built in the high unit, BOSCH or similar. BOSCH, FALMEC or similar extractor hood.
- Fridge pre-installation in the kitchen.
- A washing machine and dryer will be installed in the guest toilet on the main floor..

### BATHROOMS

- In main bathroom, ROCA or similar brand glazed porcelain fittings, non-slip large format shower tray in matt white, with thin sheet screen from floor to ceiling.
- Suspended toilet bowls and bidet
- Washbasin unit according to architect's design, made up of ROCA or similar brand washbasin on top, SILESTONE or CERAMIC top and wood-type or matt laminated drawer unit. Thermostatic taps in shower and chromed mixer taps in washbasin, RITMONIO or similar, built in the wall..

### HOT WATER, AIR-CONDITIONING AND HEATING

- Domestic hot water production by means of individual "AIR-TO-WATER" heat pump, DAIKIN or similar, or alternative solar energy system.
- Full cold/heat ducted air-conditioning installation, DAIKIN or similar, with individual regulators per room by means of the AIRZONE control system. Compatible with automation system.
- Cold/hot air extract and pressure units with linear lacquered aluminium grilles compatible with airzone system.
- Heating with electric radiant floor with thermostat in bathrooms..

### INSTALLATIONS

- Electrical installation according to Low Voltage Regulation for 9.2 kW and installation of telecommunications for TV/FM and phone according to regulation.
- Interior lighting of the property with spotlights built in false ceiling and terrace spotlights built in the floor.
- NIESEN or similar brand electrical mechanisms with general power points for USB, TV, Ethernet and Phone.
- Installation of video door entry system.
- Pre-installation of anti-theft alarm.
- Pre-installation of lift..

### PROPERTY'S PRIVATE PLOT

- Closed garage with concrete surface finished with imprinted wearing course with capacity for 2 cars. Automatic entry door.
- Outside parking area with capacity for 2 cars.
- Pedestrian access path with porcelain stoneware lighted with spotlights built in the ground.
- Large garden areas.
- Individual swimming pool with 42.00 m<sup>2</sup> water sheet. Includes equipment and filtering and treatment machinery and lightning for the swimming pool.
- Several planted and consolidated high palm trees in the garden.
- Power-driven access gate for vehicles.
- Enclosure of complex with rendered block wall and lattice painted in white.