

BALCÓN DE FINESTRAT

BUILDING SPECIFICATIONS

➤ **DEVELOPMENT:**

- Communal pool for adults with a children's pool area and solarium.
- Landscaped communal gardens.
- Totally accessible pathways within the development.
- Private parking space with pre-installation for an electric vehicle charging point.

➤ **STRUCTURE:**

- Foundations and structure of reinforced concrete, in compliance with current seismic resistance legislation and specific regulations regarding concrete structures.

➤ **FAÇADES:**

- Mixed façade, with exterior layer of 11cm thick hollow ceramic brick, and a projected polyurethane or rock wool layer to the interior plus an air chamber, serving as acoustic and thermal insulation. Dry partition wall with metal profiles and Pladur-type laminated plasterboard, or similar.

➤ **ROOFS AND TERRACES:**

- Waterproofed accessible flat terraces with non-slip ceramic tiling as per the project design.
- Solarium artificial grass in accordance with the project plans.
- Non-passable flat roofs, waterproofed and finished with white gravel, according to project design.
- On the ground floor, terraces with porcelain paving and gardens with artificial grass according to project design.

➤ **EXTERIOR CARPENTRY:**

- PVC or aluminium, with thermal break and double-glazing with air chamber.
- Motorised shutters with control switch to bedrooms and living room.

➤ **INTERIOR CARPENTRY:**

- Plain design doors, lacquered in white.
- Fitted wardrobes, with white lacquered doors, lined interiors, luggage shelf and hanging rail.
- Reinforced main entrance door with telescopic spyhole, anti-leverage hinge and security lock.

➤ **INTERIOR WALLS:**

- Interior walls made of a self-supporting structure backed with Pladur-type laminated plaster panel or similar-
- Partition walls: built with mixed brick masonry partitions, clad in laminated plasterboard with insulation compliant with the Technical Building Code
- False ceiling with Pladur-type laminated plasterboard throughout the dwelling.
- Smooth paint applied to all walls throughout the dwelling.
- Removable false ceiling in second bathroom.

➤ **FLOORING:**

- Laminate flooring, colour to be chosen from the models offered by the developer, except stairs that will be finished with porcelain flooring.

➤ **BATHROOMS:**

- Shower screen in both bathrooms.
- Porcelain tiled flooring.
- Bathroom walls tiled with porcelain tiles.
- Mixer taps in both bathrooms.
- Vitreous porcelain sanitary fittings.
- Sink with cabinet and backlit mirror in the master bedroom bathroom
- Suspended vitrified porcelain sink with mirror in the hallway bathroom and toilet

➤ **KITCHEN:**

- Kitchen equipped with large capacity upper and lower-level cupboards, with self-closing doors, hinges, and hidden handles.
 - Upper units (70cm height).
 - Lower cupboards with drawers, with brake.
- Plinths with protective aluminium effect coating.
- All kitchens equipped with:
 - Vitroceramic hob
 - Electric oven
 - Extractor hood
 - Microwave

- Worktop and oven frontal panel in compact Silestone type quartz or similar.

➤ **INSTALLATIONS:**

- Hot and cold water plumbing connections for washing machine and dishwasher.
- Electrical installation according to current legislation; low tension regulations and the supplier's own regulations. Classified as high-level electrification.
- Individual aérothermal heating system to produce domestic hot water.
- Installation of air conditioning via conduits (hot/cold).
- Air conditioning/heating unit with heat pump included, with centralised remote control.
- Pre-installation of A/C for split units in basement.
- Ventilation system installed.
- Installation in accordance with current regulations of telecommunication connections, including television and internet connection on the terrace and solarium.
- Designer lighting installed on private terraces to ensure a harmonious appearance to the exterior of the complex.
- Solar panels to support electricity supply for semi-detached homes, connected to the main fuse box.