

# BUILDING SPECIFICATIONS

## STRUCTURE

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### STRUCTURE & FOUNDATION

- Concrete structure reinforced with grid slabs, stairways, pillars and footings. Semi-basement walls with reinforced concrete

## BUILDING ENVELOPE

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### EXTERIOR WALLS

- Double ceramic brick exterior enclosing walls, thermal/acoustic insulation in the interior (thickness according to Energy Efficiency calculation) and lined with drywall of the "Pladur" type. Continuous, waterproof coating painted flat white.

### EXTERIOR METALWORK

- Dual-leaf aluminium sliding balcony doors with thermal break and double glazing with "Climalit" chamber.
- Acordion-style windows, concealed leaf, with thermal break and double glazing with "Climalit" chamber.
- Motorised security shutters on all the rooms.
- Handrails of embedded glass on balconies.
- Security entry door to the home lacquered in white, with three attachment points and peephole.
- Smooth, lacquered metal door to enter each the private plot of each house.

## HOUSE INTERIOR

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### INTERIOR MASONRY

- Interior dividing walls of "Pladur" drywall on both sides with mineral wool inside for thermal/acoustic insulation.

### INTERIOR CARPENTRY

- Smooth, folding passage doors, lacquered in flat white with weather-strip edging.
- Built-in cupboards lined inside with oak-style melamine resin panels, with metal bar, sliding doors lacquered in white.
- Metal handrail for the interior stairway of the architect's design.

### FLOORING

-Interior floors of the house, kitchen, baths and balconies of large porcelain stoneware.

### WALL AND CEILING COVERINGS

- Shared bath and cloakroom covered with large ceramic tiles, from floor up to ceiling.
- Side walls of living-room balcony of large ceramic tiles.
- Seamless drop ceiling of "Pladur" drywall, with moulding in all rooms.
- Walls and ceilings of the whole house painted with white, plastic paint.
- Main wall of the laundry tiled with flat white porcelain.

## KITCHEN AND LOGGIA (LAUNDRY)

- Kitchen furniture, made up of furniture. Laminated or imitation wood.
- Countertop on the island of SILESTONE or CERAMIC TILE, with undermount sink.
- The kitchens are equipped with induction cooker, electric oven, extractor hood and dish washer AEG, SIEMENS or similar brand.
- Refrigerator pre-installed in the kitchen, and washing machine, dryer and water tap pre-installed in the laundry room.
- Kitchen tap, HANSGROHE METRIS or similar type.

## BATHROOMS

- In main bath, vitrified porcelain textures, ROCA brand or similar, anti-slip big format shower tray.
- Washbasin according to architect's design, composite counter-top mount, ROCA brand or similar, counter top of SILESTONE or CERAMIC TILE and laminated vanity in flat colour or wood look.
- Tap in shower and chrome-plated, single-handled tap in basin, built into the wall.

## HOT WATER, AIR CONDITIONING AND HEATING

- Hot water produced by individual "AEROTERMO" pumps, DAIKIN brand.
- Complete installation of hot/cold climate control with ducts, DAIKIN or LG brand, with individual room controls with the AIRZONE system. Compatible with home automation system.
- Hot/cold air intake and outlet vents with linear grills of lacquered aluminium compatible airzone system.
- Electric radiant floor heating with thermostat in bathrooms

## SYSTEMS

- Electrical system according to Low-Voltage Regulations for 9,2 kw and installation of telecommunications for TV / FM and telephone according to standards.
- Interior lighting of the house with built-in spot lights in the ceiling and balcony/terrace with built-in floor lights.
- Electrical mechanisms of SIMON brand or similar with USB, TV, Ethernet, and Telephone jacks.
- Automatic video entry phone system on individual pedestrian entry doors.
- Pre-installation of burglar alarm.

## PRIVATE PLOT OF THE HOUSE AND SOLARIUM

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- Covered garage paved with concrete finished with a stamped surface layer. Automatic garage door pre-installed.
- Access walkway with bush-hammered concrete floor with built-in spot lighting.
- Garden area next to the pool with artificial grass.
- Infinity swimming pool of +-12m<sup>2</sup> with sheet of water and reinforced concrete pool. Tiled walls and bottom with ceramic or natural stone. Placement of fixed glass or Plexiglass at the infinity edge (OPTIONAL). Includes filtration and water treatment equipment, and pool lighting.
- Planting of 1 palm tree in the garden.
- Solarium paved with large porcelain tiles. Perimeter handrail of concrete lattice.

## DEVELOPMENT

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### COMMON AREAS

- Lighting in common areas with motion detectors and energy-saving beacon-style luminaires and built-in floor lights.
- Planting of trees in the fence.
- One motorized entry doors for vehicles.
- Enclosure of the urbanization wall with cement mortar and lattice painted white.
- walls of separation between gardens by means of wall of block painted.
- Equipment cupboard on the plot to group system boxes.