

## BUILDING SPECIFICATIONS



### STRUCTURE AND FOUNDATIONS:

- Foundations and structure in reinforced concrete in accordance with "Seguridad Estructural".
- Exterior closures single brick wall, cavity wall with heat and sound proofing and wall.
- Double hollow brick wall for all the following partitions.
- Independent Control for structural works by Organismo de Control (OCT)



### CLADDING:

#### Exterior:

- Rendered with one coating cement and/or top quality ceramic cladding, according to elevations and survey.

#### Interior:

##### Vertical Parametres:

- Bathrooms: Tiled with top quality ceramic tiles to the ceiling. (Keraben, Porcelanosa or similar) To de defined by the facultative director.
- Kitchen: Partially tiled with top quality tiles or Phenolic panels . To de defined by the facultative director.
- Rest of the property to be rendered with high quality plaster and ready for paint.

##### Flooring:

- Top quality floor paving with ceramic tiles in all the property to be defined by the facultative director.(Keraben, Porcelanosa or similar).

##### Stairs:

- Top quality ceramic tiles to be defined by the facultative director.(Keraben, Porcelanosa or similar).

##### Ceiling:

- False ceiling in Pladur or similar in all the property
- Dismountable false ceiling in bathrooms and toilet where the air conditioning machinery will be installed.



### EXTERIORS AND ROOFING:

- Community patios and passageways tiled with top quality non slip ceramic porcelain tiles to be defined by the facultative director. (Keraben, Porcelanosa or similar).
- Terraces and accessible covered private areas with top quality porcelain tiles –design to be defined by the facultative director. (Keraben, Porcelanosa or similar).



#### PLUMBING AND SANITARY:

- Mesh reinforced plumbing fixtures.
- Aerotermia hot water system.
- Top quality shower tray by Roca or similar.
- White Sanitary Equipment by Jacob Delafon or similar quality.
- Faucets by Gröhe or similar.
- Thermostatic Regulator in showers.



#### AIR-CONDITIONING:

Splitz individual air-condition system in sitting room and bedrooms.



#### ELECTRICITY:

- Electrical installation in accordance with the REGLAMENTO DE BAJA TENSION and the regulations in force.
- High level electrical mechanisms - "SKY" by NIESEN or similar.
- Top quality Video Intercom with exterior plaque and colour screen in the interior.



#### TELEVISION, INTERNET AND TELEPHONE:

- Television points and infrastructure in accordance with the regulations in force.
- Television, telephone and Internet points in the sitting room, and all bedrooms.



#### VENTILATION:

Ventilation according to CTE via Air extraction outlets in kitchen and bathrooms.



#### CARPENTRY:

- Steel armoured security door lacquered in colour with security locks and hinges.
- Interior lacquered wood veneer doors.
- Wardrobes with floor to ceiling wood veneer doors interior shelf and hanging rail.
- Coloured Exterior carpentry in aluminium or PVC with double glazing, acoustic insulation with air cavity, Climalit or similar.



#### METALWORK:

- Stainless steel handrail.
- Stainless steel Banisters and security glass enclosure.
- Motorised Garage door with remote control.



#### PAINT:

##### **Exterior:**

- Top quality exterior paint.

##### **Interior:**

- Plastic paint en colour for walls and white ceilings in the interior of the properties.



## VARIOS

- Instalación de ascensor para comunicación vertical del Edificio incluso desde plantas de garaje, apto para personas con movilidad reducida.
- Encimeras de cuarzo tipo silestone o similar (en cocinas, baños y/o aseo) a definir por la Dirección Facultativa.
- Mampara para ducha de vidrio templado ejecutado a medida.
- Espejo sobre encimera en todos los baños y aseos.
- Cocinas amuebladas según proyecto y equipadas con placa vitrocerámica, campana extractora, fregadero y grifo monomando.
- Buzón para correspondencia instalado en zonas comunes.
- Control independiente de las obras estructurales por Organismo de Control Técnico (OCT).
- Control independiente de las obras de impermeabilización de cubiertas y fachadas por Organismo de Control Técnico (OCT).
- Seguro Decenal del Edificio por Compañía Aseguradora de primer orden.
- La piscina de la vivienda dispondrá de depuradora con clorador salino.



## ZONA COMÚN

- Zona garaje: pavimento de hormigón pulido y pintura epoxi antipolvo en color.
- Iluminación ambiental tipo led cenital o en paramentos verticales.
- Ajardinamiento (jardineras - maceteros).

