

STRUCTURE, ENCLOSURES AND FACADE

Mixed structure of reinforced concrete and metal, following the current regulations and earthquake-resistant government guidelines.

-Exterior enclosures

Excellent double wall insulation system and insulation inside the air chamber with 40mm minimum thickness applied directly into the wall by mechanical injection.

Front plastering airlocked, using water repellent cement mortar.

-Interior partitions

Internal walls made with double hollow ceramic bricks.

TERRACES

-Bedroom terrace

Upstairs terrace provided with thermal insulation. Water repellent asphalt layered sheet adhered. Finished with porcelain tiles.

-Non accessible terrace

Non accessible terrace with thermal insulation and waterproofing.

EXTERIOR CARPENTRY

-Access Door

Security door with three front locking points and exterior Wood finish

The garage doors have motorized openings

-Doors and windows

Aluminum lacquered finish, graphite frames with sliding opening in different sizes and provided with thermal insulation profiles.

Blinds composed of lacquered aluminum graphite slats. Motorized button system or domotic system.

-Interior doors

Internal finish with white lacquered doors and frames. With hidden hinges and magnetic handle.

-Wardrobes

Built-in wardrobes lacquered in white with sliding doors, including internal set of drawers and hanging bar.

COATINGS

EXTERIOR

-Continuous exterior facade finishes

Smooth white plaster facade finish. Made with lime mortar applied in successive layers.

-Discontinuous exterior facade finishes

Tiling with high quality porcelain tiles.

INTERIOR

-Bathrooms

Tiling with high quality porcelain tiles.

-Internal walls of the house except wet rooms

Trim and plaster finish then subsequent application of smooth matte white paint.

FALSE CEILING

False ceiling smooth compound by a gypsum board 12,5 mm, prepared to invest through smooth plane matte white laminate.

FLOOR FINISHES

-Interiors

Adhesive porcelain tile flooring made with special high-performance porcelain.

-Exteriors

Porcelain tile flooring, made with special adhesive high performance porcelain.

In the driveway it will have a precast lightweight concrete, finish.

On the pathway it will have a smooth white concrete slab finish.

-Stairs

The first half of the stairs are set in concrete, finished in wood with second flight of floating stairs.

GLASS WORK

-Windows

Double glazing, security laminated with an air chamber 4 + 4/12/6 providing low thermal emissivity.

-Exterior Hand rails

Railing terraces formed by laminated safety glass 6 + 6 0.90 m in height mounted on anodized aluminum "U" profile recessed floor terrace

-Stairs Hand rails

Made up of tempered glass thick anchored with "buttons" for floating steps.

ELECTRICAL AND LIGHTING

The house will have the basic circuits and independent circuits for air conditioning, pool and home automation.

Mechanisms with USB 5v charging points built in rooms and lounge

The lighting installation will consist of LED type energy saving lamps with light emitting neutral color. Its operation can be made by a software-controlled home automation system

HOME AUTOMATION

The property will be pre-installed for provided home automation systems. Making integration with installation system for control of blinds, lighting, air conditioning, irrigation system.

The system will allow the integration and future installation of more software and functions if the customer wishes

INSTALLATIONS OF TELECOMMUNICATIONS

Door entry system will be installed with video entry at gate outside, with external switch, doorbell and telephone in each property.

TELECOMMUNICATIONS

Access equipment to telecommunications services which includes the reception of broadcasting and systems terrestrial TV via aerial, with access to basic telephone service will be installed. Data and phone jacks will be installed in living room and bedrooms.

PLUMBING INSTALLATION

The system shall be provided with aerothermal technology with electric support, consisting of manifold for distribution of hot water, which will provided an electric water heater.

CLIMATIZATION

Air conditioning ducts will be insulated with fiberglass, Airzone system. With motorized dampers and ducts to supply the ventilation recycling system connected.

Open to panoramic indoor and outdoor fireplaces as designed. With operation by ethanol burners to avoid smoke and odors inside.

Installation of radiating floor in the bathrooms.

BATHROOM FITTING

Porcelain white high series ware. Equipped with chrome finish taps. Water saving systems including effective rain showers will be installed.

KITCHEN AND LAUNDRY

The kitchen will be delivered furnished with high and low cabinets with drawers, in white satin lacquered wood, with Silestone countertops or similar.

There will be an independent central island work area. Stainless steel sink with swivel spout mixer taps.

The appliances will be included an electric stove, oven, extractor hood and fridge-freezer.

The laundry area found in the garage is fully equipped with washer and dryer.

PERGOLAS / POOLS / EQUIPMENT.

Decorative external pergolas, composed of beams and pillars which are hot dipped galvanized, paint-finished forging graphite.

The pool will be made of reinforced concrete with blue tile finish. You will be provided with roman steps for access and lighting underwater. It has private outdoor shower with mixer work in stainless steel and artificial tap by the pool.

Installation of piped music.

LANDSCAPING

We performed a study of landscape environment for decorating outdoor spaces.

The vegetation consists of native species of low need of water and irrigation drip. The installation of irrigation would be programmed according to needs.

MEASURES OF SAVING AND ENERGY EFFICIENCY

Housing built with ventilated suspended flooring.

Low power consumption in hot water by aerothermic Aerothermia® type system.

Foam polyurethane thermal insulation with high density enclosures, such as floors and roofs for solution encounters with structural elements to avoid thermal escapes.

Aluminum frames provided with thermal insulation profiles.

Home automation system enabling intelligent management of home facilities.

Bathrooms provided with device for water consumption saving.

Garden with species of plants with low water needs and drip irrigation.

Architectural design and choice of materials and treatments that improve resistance to weathering. Also, little or no maintenance.

- **The builder reserves the right to replace the above mentioned specifications for something in case of specific building needs according to instructions from the Management Project.**