



PINARES  
HILLS

# STRUCTURAL

## QUALITY SPECIFICATIONS

### FOUNDATION

Designed with reinforced concrete footings braced with a slab and embedded tie beams in a competent geotechnical unit. If necessary, mass concrete wells will be used based on geotechnical report recommendations.

### STRUCTURE

Features reinforced concrete pillars supporting reticular slab plates or solid slabs, with possible hanging beams for extensive spans. Concrete retaining walls are included.

### FACADES

Constructed with half-brick masonry, internally and externally plastered, featuring a cavity filled with 5 cm thick polyurethane foam insulation. Special moisture-resistant finishes for wet areas.

### ROOFS

Roofs over habitable spaces have a 1-5% slope, comprising several layers including a vapor barrier, insulation, reinforced mortar slopes, and waterproofing topped with non-slip tiles. Terrace and porch roofs use similar materials with appropriate finishes for waterproofing.

### PARTITIONS

Interior partitions are made with drywall on galvanized steel frames, filled with thermal acoustic insulation, ensuring privacy and comfort.

### COVERINGS

External surfaces feature waterproof reinforced plasters. Interiors have laminated plaster ceilings, with optional suspended false ceilings in covered porches.



## FLOORING

Residential areas feature Lithos Moon porcelain stoneware with non-slip versions on terraces and porches. Common areas use durable, non-slip outdoor materials like porcelain stoneware and concrete.

## BATHROOMS

Feature porcelain stoneware finishes with non-slip options in showers, with the main and secondary bathrooms offering modern amenities and elegant designs.

## KITCHENS

Fitted and equipped kitchen by MODULNOVE, featuring high-quality finishes and fully integrated Miele appliances.

## PLUMBING

Utilizes cross-linked polyethylene (PEX) and high-density polyethylene (PE100) pipes, with comprehensive water management systems including irrigation and pool purification systems.

## SANITARY EQUIPMENT

Includes high-end suspended sanitary ware with sophisticated control systems for hygiene and convenience.

## TAPS

High-quality taps from Ritmonio and Hansgrohe, ensuring durability and style.

## DRAINAGE

Soundproof PVC piping systems separate rainwater and wastewater, equipped with safety features like check valves and siphon pots.

This comprehensive construction approach ensures a luxurious, functional, and sustainable living environment.



## ELECTRICITY

SCHNEIDER/D-LIFE brand mechanisms and fittings with a reserved space for home automation systems. Maximum power capacity of 24,941 W. LED lighting in all areas with additional external lighting setups.

## AIR CONDITIONING

Heat pump system by DAIKIN or similar for both heating and cooling, with duct units strategically placed for optimal airflow.

## HEATING

Complete house underfloor heating connected to a common aerothermal system.

## VENTILATION

Simple flow ventilation system with extraction points in wet areas.

## TELECOMMUNICATIONS

Comprehensive infrastructure with Wi-Fi across the house. Telephony and data points throughout, adhering to telecommunications regulations.

## TELEVISION

Equipped with both satellite and terrestrial antennas, with connectivity in major living spaces and rooms.

## VIDEO INTERCOM

FERMAX/KIT WAY WI-FI video intercom system.

## HOME AUTOMATION

Basic setup with a Control 4 system or similar for centralized control of lighting and blinds.