

FINCA
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QUALITY SPECIFICATIONS *V.1. 2025*

FOUNDATION

- Reinforced concrete foundation with tie beams.
- Concrete slab according to typology.

STRUCTURE

According to the details of the project structure:

- Reinforced concrete, one-way slab.
- Reinforced concrete waffle slab with steel/concrete pillars and beams.

ROOF

- Inverted flat roof with double waterproofing layer and high-density insulation protected with gravel in no transitable areas and finished with ceramic tiles on terraces.

EXTERIOR WALLS AND SURFACE

- Exterior face consisting of two layers: exterior layer, made of ceramic brick with insulation of projected polyurethane or similar, interior face finished with double laminated gypsum board and mineral wool insulation.
- Exterior renders with damp proof cement mortar and/or natural stone cladding according to the building type.

INTERIOR WALLS AND SURFACES

- Interior divisions of the house with self-supporting framing partitions and laminated gypsum boards (13+13mm in both sides), including insulation of mineral wool or similar. Plastic paint, color to be defined by DF.

FLOOR TILES

- Ceramic porcelain 90x90cm.

WALL TILES

- Floor to ceiling Ceramic, according to Project specifications.

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KITCHEN

- Fully equipped with Siemens appliances.
- Ceramic work surface, according to the building type.

EXTERIOR CARPENTRY

- Aluminum carpentry, profiles by Cortizo or similar.
- Sliding doors and Windows with thermal break and double glazing according to Project specifications.

INTERIOR CARPENTRY

- Front door: Pivot security system, Iroko finish.
- Interior doors: White smooth lacquered wood with concealed hinges.
- Wardrobes: White lacquered wood.

SWIMMING POOL (Optional)

- Reinforced concrete structure, waterproofed.
- Sukabumi colour porcelain tiling – 60x30cm - and pool perimeter with non-slip ceramic surround.

SANITATION

- System separating rainwater and wastewater.

ELECTRICITY

- Electrical switches and sockets JUNG or similar.

HEATING AND AIR CONDITIONING

- Cooling shall be by direct expansion air conditioning, HITACHI or similar model.
- Water underfloor heating by UPONOR aérothermal system throughout the living place; In bathrooms, electric underfloor heating will be installed, each room with independent control.

SANITARY WARE AND TAPS

- Bathroom fittings by Villeroy & Boch and taps by Grohe or another leading brand.

OTHER EQUIPMENT

- Fermax Smile video entry system or similar.
- Preinstallation for a charging point at the parking space.