



Villas Paradise



FOUNDATION

The foundation will be designed with a reinforced concrete slab embedded in the ground, according to the data provided by the geotechnical report and the foundation recommendations established there in.

The foundation slab will be waterproofed from the ground using a two-component epoxy primer and hydrophilic cord treatment in concrete joints with basement walls.

STRUCTURE

The structural system will be made up of reinforced concrete pillar frames with a rectangular section on which waffle slabs or solid slabs rest. The possibility of having the presence of hanging beams due to the lights to be bridged is foreseen.

The retaining walls will be made of reinforced concrete. Exterior waterproofing using modified bitumen asphalt sheeting, reinforced with polyester. Perimeter drainage. Hydrophilic cord treatment in concrete joints with foundation slab.

ROOFS

The walkable roofs over habitable spaces will have a minimum slope of 1% and will be composed of: formation of slopes of cement mortar with arlite masonry, XPS extruded polystyrene thermal insulation, waterproofing by means of an elastomer-modified bitumen sheet, 200 gr geotextile and layer of protection of cement mortar M-5, prepared for flooring with non-slip tile, according to uses.

In the case of non-passable roofs over habitable spaces, they will have a minimum slope of 1% and will be made up of: formation of slopes of cement mortar with clay masonry, XPS extruded polystyrene thermal insulation, waterproofing by means of an elastomer-modified bitumen sheet, 200 gr geotextile and gravel protection layer.





- PARTITION

The interior partitions of the house have been resolved with double or triple hollow brick partitions, the last one for wet areas, bathrooms or kitchens, placed as partitions, received with cement mortar and coated with perlite and finished with paint or, in the case of toilets and bathrooms, covered with mortar rendering and tiling.

- CONTINUOUS VERTICAL CLADDING

The exterior coatings will be continuous and will consist of plastering with traditional water-repellent mortars reinforced and reinforced with mallatec in the changes of material. Finished with vinyl plastic acrylic paint.

The interior coatings will be constituted by plastering with perlite. Finished with smooth matte pigmented plastic paint.

- CEILINGS

Inside, false plasterboard ceilings throughout the house, water-repellent plates in wet rooms (bathrooms and kitchen). With the formation of ornamental perimeter trays in the noble areas of the house.

On the outside plastered with traditional water-repellent mortars. Finished with vinyl plastic acrylic paint.

- EXTERIOR CARPENTRY

Top quality exterior aluminum carpentry, with thermal break, anodized. Sliding, casement, tilt-and-turn, oscillating or fixed windows, in each case.

FACADE

Capuchina wall composed of (from exterior to interior) perforated brickwork ½ foot thick, plastered inside and outside, on the outside finished with paint, air chamber, thermal insulation using rock wool, lining with a double hollow brick wall or triple, internally lined with perlite and finished with paint.

The edges of the reinforced concrete slabs will be patched with simple hollow brick 2.5 cm thick (rash), taken with mortar, in order to avoid the meeting between different materials on the facade, and with this prevent the appearance of cracks due to differential

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INTERIOR CARPENTRY

Wood veneer pivoting main entrance door, with concealed hinges and upper and lower guillotine mat. Stainless steel handle and multipoint lock.

The interior doors are made of white lacquered MDF, with condemnation in bathrooms. The cranks are stainless steel. According to project design.

The cabinet doors are made of white lacquered MDF with cup hinges and handles made with a machined handle on the edge of the door. The cabinets have interiors lined with flax-colored melamine-finished chipboard and fully fitted with a trunk shelf, hanging rail, drawers, shelves and shoe racks.

PAINT

In interiors, smooth matte pigmented plastic paint, on vertical and horizontal surfaces. Exterior paint on white vinyl plastic acrylic facades. Enamel paint in locksmithing.



GLASS

Glass with an interior air chamber for greater thermal and acoustic insulation, of different thicknesses depending on the size of the window. .

Safety glass railings 8+8 or 10+10 (depending on size) with an anchoring system to the factory using an aluminum profile.

BOUNDARIES

Separate accesses to the plots have been created for pedestrians and vehicles.

The boundaries, both public and private, have been resolved through two systems:

- Half-height brick masonry wall, plastered and painted, topped off with metal elements to provide a feeling of lightness.
- Vegetal enclosure of different species.

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Flooring and tiling

The interior flooring of the house in daytime rooms (living room, dining room and kitchen) will be made of top quality PORCELAIN STONEWARE, with dimensions 90x90cm, imitation marble.

The interior flooring of the house in bedrooms, main bathroom and upstairs distributors will be made of top quality LAMINATED WOOD, white oak color.

The interior flooring of the house in toilets and secondary bathrooms will be made of NON-SLIP PORCELAIN STONEWARE, of the highest quality, with dimensions 60x60 cm or 45x45 cm

Skirting board inside the house with waterproof DM / lacquered PVC or ceramic skirting board.

The exterior flooring on terraces and porches will be made of NON-SLIP PORCELAIN STONEWARE, of the highest quality, with dimensions of 90x90 cm, marble imitation.

The pool will be completely covered with natural stone GREEN STONE SUKUBUMI INDONESIA 20X20 and 20x40.

The walls in toilets and bathrooms will be tiled with top quality PORCELAIN STONEWARE, dimensions 120x60 cm. In showers tiled with MOSAIC OF STONEWARE of first quality.

In the engine rooms, the type of flooring is changed to NON-SLIP STONEWARE.

FLOATED CONCRETE has been placed in the car parks. The exterior routes for vehicles will be executed with STAMPED CONCRETE.

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PLUMBING

Made with PEX cross-linked polyethylene pipe inside the house, high-density polyethylene (PE100) in outside networks.

All pipes are lined with Armaflex shell (cold and hot water pipes).

Recirculation pipe to the entrance of each unit. Dependency cutoff keys. Water points on the terrace.

There is a drinking water cistern, and an irrigation cistern.

Production of DHW through an AEROTHERMAL system with the support of energy generation through PHOTOVOLTAIC SOLAR PANELS. To ensure maximum energy efficiency of the installation.

Completely finished garden irrigation network, formed by a network of pipes and manholes with provision for irrigation with connection of sprinklers, diffusers and drips. Irrigation programmer and pressure group for the entire garden area.

Purification of swimming pools with a sand filter, with a salt chlorinator. Pool lighting with 24W/12V LED spotlights.

SANITARY APPLIANCES AND TAPS

All the sanitary devices will be suspended, the toilets and bidets with cushioned seat. The toilets also have a built-in cistern and push button.

Double washbasin built-in on furniture in the main bathroom.

Built-in washbasin on furniture in toilets and secondary bathrooms GROHE single-lever basin faucet.

GROHE single-lever bidet faucet.

Thermostatic built-in shower faucet in the main bathroom, with ceiling shower head and flexible hose.

Thermostatic built-in body shower faucet, in secondary bathrooms, with ceiling shower head and flexible hose.

The bathtub in the main bathroom is freestanding. All bathrooms and toilets incorporate furniture for sinks.

SANITATION

The pipes are PVC. Minimum slope of 2%. Rainwater network independent of the waste network. Reinforced buried collectors. Non-return valve at the outlet to the general network.

Manholes at the foot of the downspout and at changes of direction in the buried network. Siphon box before the connection to the general network, to prevent the passage of smells.

Basement perimeter drainage.

Rainwater drainage gutters on terraces.

Siphonic boats in bathrooms and toilets. Drains and security gargoyles on terraces.

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ELECTRICITY

The mechanisms are top quality and recessed box. The electrical panel will be located inside the home's facilities cabinet, with a space reserved for provision of home automation equipment.

There is electrical panel, next to the main entrance, for the general power outage of the home, according to current regulations.

LED spotlights distributed throughout the house, embedded in the false ceilings and with a motion sensor in outdoor passageways.

Installation of led strips in false ceilings in different areas.

Exterior lighting with LED technology, low consumption, and waterproof luminaires.

Pre-installation of electricity point for stores or curtains and blinds in living room and bedrooms

Generator set to feed the pumping groups located in the basement and on the plot.

CLIMATE CONTROL

• AIR CONDITIONING

Heat Pump System of the DAIKIN brand or similar, which allows heating, cooling and hot water to be obtained. Outdoor unit located on the roof or in non-visible outdoor areas. Indoor ducted units, placed in false ceilings of bathrooms or dressing rooms. Rectangular fiberglass ducts lined with aluminum foil. Diffusion will be through linear grids both in impulsion and return.

• HEATING

Underfloor heating by water throughout the house. Common aerothermal production equipment with the DHW system. Collectors in cabinets

• VENTILATION

Installation of forced ventilation, to guarantee the renovation of the interior air of the house, as marked in the Technical Building Code.

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ENERGY RATING

House with energy rating "A". Both the facilities and the housing envelope have been designed to achieve extremely high energy efficiency.



TELECOMMUNICATIONS.

Telecommunications cabinet. Registration of housing in a closet on the ground floor or basement, as appropriate.

Wi-Fi throughout the house. Telephone and data points with RJ-45 sockets located in the living-dining room, kitchen, bedrooms. Satellite antenna. Terrestrial antenna for TV and FM channels TV sockets. RF.+RI.,TBA coaxial In living-dining room,kitchen and bedrooms.

KITCHEN

Kitchen of the highest quality, according to project design. With CENTRAL ISLAND,top brand appliances.

VIDEO INTERCOM

FERMAX SMILE video intercom or similar.

HOME AUTOMATION

Pre-installation for CONTROL 4 System and 10" recessed screen.

ALARM

Wired alarm pre-installation.



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Pool

The pool shell is divided into two zones, a deep zone and a platform between 20 and 30 cm deep, in order to create different leisure and rest alternatives. The pool shell is divided into two zones, a deep zone and a platform between 20 and 30 cm deep, in order to create different leisure and rest alternatives.

In one area of the pool, the pool water overflows, creating a waterfall that pours the water into a lower tank connected to the compensation pool.

The pool will be completely covered with natural stone GREEN STONE SUKUBUMI INDONESIA 20X20 and 20x40.

Salt chlorination purification system, with the pool machinery located in hidden and accessible rooms.



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