

QUALITY SPECIFICATIONS

VILLA TIFFANY

FOUNDATION

“In Situ” concreted micropiles, and reinforced concrete foundation slab.

STRUCTURE

Reinforced concrete and metal pillars, with rectangular section as support for reticular slabs.

RETAINING WALLS

Reinforced concrete with exterior waterproofing with asphalt sheet and perimeter drainage.

ROOF

Non-trafficable cover over living spaces formed with: clay mastered cement mortar base, XPS extruded polystyrene thermal insulation, waterproofing with asphalt sheet, geotextile layer and finished with a gravel protection.

PARTITION

Variable thickness interior partition wall composed of perforated ceramic brick.

VERTICAL CONTINUOUS COATINGS

Exterior coating with cement mortar and finished with vinyl plastic paint. Ceramic tiling on facade. Interior coatings based on perlite.

CEILINGS

Inside, plasterboard false ceilings throughout the house, waterproof panels in wet areas (bathrooms and kitchen). Outside, wooden slatted roofs on terraces.

EXTERIOR CARPENTRY

Top quality aluminum carpentry, with thermal break. Opening system: hinged, tilt and turn, swing or fixed, in each case, in dark bronze color.

INTERIOR CARPENTRY

Pivoting main entrance door, with concealed hinges, stainless steel handle and multipoint lock. Smooth interior doors in Walnut veneer with vertical grain and bronze-colored aluminum profile, hinged. No trim or frame and concealed leather-colored hinges. Handle with bronze rosette. Cabinets with hinged doors finished in walnut colored wood, concealed systems, and recessed handles with variable interior distribution and invisible adjustment. Closet doors with fabric lined interior. Dressing rooms with hinged doors in smoked bronze glass. Concealed systems, and recessed handles with variable interior distribution and invisible adjustment.

FLOORING AND TILE

Interior flooring of the house common areas of rectified porcelain stoneware of 120x120. Flooring and walls in bathrooms of rectified anti-slip porcelain stoneware on floors. Decorative coating of porcelain stoneware or paper with vinyl finish on walls from floor to ceiling. Exterior flooring in terraces and porches of non-slip porcelain stoneware of first quality, of dimensions 120x120 cm. Cellar floor, natural wood floor measuring 9x54cm. The swimming pool lined with natural stone in its entirety of 20x20 and 20x40. Machine room with non-slip stoneware flooring. Vehicle parking lots with troweled concrete and exterior route for vehicles with printed concrete. Gym floor, solid rubber tile, 1x1m thick 10mm high density for gyms.

PLUMBING

PEX cross-linked polyethylene pipe inside the home, high-density polyethylene (PE100) in exterior networks. Pipes lined with shell (hot and cold waterpipes). Dependency cuts keys. Water points on terrace. Irrigation: in the garden area, a programmed network of pipes and manholes for garden irrigation with sprinklers, diffusers and drips. Swimming pools purification by sand filter, saline chlorinator and 24w/12v LED spotlight lighting.

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SANITARY

Wall-hung sanitary fixtures, toilets and bidets with cushioned seat, with concealed cistern and push button with built-in cistern and push button.

Double washbasin recessed on cabinet in main bathroom. Built-in washbasin on cabinet in toilet and secondary bathrooms.

Single lever bidet faucets. Built-in thermostatic shower faucet with ceiling-mounted shower head and hose in main and secondary bathrooms.

Faucets and freestanding bathtub in master bathroom.

Separate rainwater and wastewater networks with PVC pipes and reinforced buried collectors 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 trap before the connection to the general network. Perimeter drainage of the basement.

Rainwater drainage gutters on terraces. Siphon traps in bathrooms. Safety drains and gargoyles on terraces.

Horizontal cistern for rainwater harvesting, made of high density polyethylene, 10,000 liters with high resistance cover.

ELECTRICITY

Top quality mechanisms. Electrical panel for the general outage of electricity in the home, located inside an installation closet with space reserved for home automation equipment.

Dark bronze metal switches.

LED spotlights distributed throughout the house, embedded in false ceilings and with motion sensors in exterior passage areas.

LED strips in false ceilings in different areas.

Exterior lighting with LED technology, and waterproof luminaires. Pre-installation of electricity points for stores or curtains, blinds in the living room and bedrooms.

Electric car charging station consisting of an electric vehicle charging box.

AC

Air conditioning in all rooms of the home with individual temperature control. Aerothermal system with reversible heat pump of the air-air or air-water type, with outdoor unit located on the roof or non-visible area, with indoor units of rectangular fiberglass ducts, lined with aluminum sheets, with false ceilings. bathrooms or dressing rooms.

Underfloor heating system.

VENTILATION

Forced ventilation to renew the air inside the home.

SANITARY HOT WATER

With an aerothermal system with an outdoor unit located on the deck and an indoor unit with an accumulation of 400 liters, with a pressure group, consisting of: two horizontal multicellular centrifugal pumps, with a power of 2x1.3 kW, regulation and control equipment with a frequency converter (constant pressure) in each pump.

ENERGY RATING

Housing with energy rating "A". Both the facilities and the envelope has been designed to achieve energy efficiency.

KITCHEN

Rectified porcelain floor. Interior kitchen and bar countertops, large-format porcelain decorative coating. Top quality kitchen, according to project design. With central island, top brand appliances. Decorative coating on interior kitchen backsplash.

VIDEO DOORPHONE

Video door entry system with 10 inches screen.

ELEVATOR

Hydraulic elevator with a speed of 0.63 m/s, 4 floors, 450 kg nominal load, capacity for 6 persons, high level of finishing in cabin of 1000x1250x2200 m.

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TELECOMMUNICATIONS

Programmable central amplifier headend with 6 DTT inputs, 1 FM input, 1 DAB input and 2 satellite inputs), 10 tunable UHF filters with variable bandwidth between 1 and 5 channels, terrestrial inputs (BI-FM, BIII-DAB, UHF).

CINEMA ROOM

Special carpet for cinema use.

ALARM

Pre-installation of cable alarm.

HOME AUTOMATION

CONTROL 4 system and recessed display of 10 inches.

OUTDOOR POOL AND JACUZZI

The pool is divided into two zones, a deep zone and a platform between 20 and 30 cm. deep.
One area of the pool is the overflow of water from the pool, creating a waterfall that pours the water into a lower tank connected to the compensation tank.
The pool is entirely lined with natural stone of 20x20 and 20x40.
Purification system by saline chlorination, being located in the pool machinery in hidden and accessible rooms.

SPA

Open shower with chromotherapy.
Floor and wall of Turkish bath in porcelain stoneware.

INDOOR HEATED POOL

Natural stone floor, heat exchanger with its thermostat that regulates the heat supply by aerothermics.

BODEGA

Temperature and humidity regulator, with two temperature zones, removable shelves on telescopic rails.