



FOUNDATIONS AND STRUCTURES

The foundations are of reinforced concrete as per structural calculations.

The structure of the house is made up of steel-reinforced concrete pillars and beams to support 25+5 cm thick floor slabs, made up of in-situ reinforced concrete ribs and hollow-core slabs, or steel-reinforced concrete slabs, depending on the area.



FAÇADE AND INSULATION

The exterior cladding on the façade is made of limestone and single-layer cladding. The rainwater pipes and copings are galvanised metal with RAL colour finishes.

The façade wall is composed (from the inside out) of an air chamber and insulation on the inside face of the exterior wall with 1/2 foot of solid brick.

The façade is finished on the inside with a lining of laminated plasterboard/large format brick, to be painted or tiled depending on the room.

DISTRIBUTION AND FALSE CEILINGS

INTERIOR DISTRIBUTION

The interior partitions are made entirely of large-format laminated plasterboard/plasterboard partitions with a brick finish.

FALSE CEILINGS

The horizontal elements making up the ceiling are finished with a false ceiling of plasterboard/plaster.



PAINT

The paint on horizontal interior elements will be white, and on vertical elements it will be white or coloured, with a smooth, washable finish with excellent coverage. Two coats will be applied, including a base coat, with Aguaplast, sanding and filling on walls and ceilings.



FLOORINGS

The flooring will be top quality porcelain, laid with cementitious adhesive and fine grouting. It will be finished with a white lacquered MDF skirting board.

EXTERIOR JOINERY

The exterior joinery is made of aluminium lacquered in a colour to be defined by the Project Management and in keeping with the exterior aesthetics of the property. This is high-end joinery, with thermal break in both casement and fixed windows and doors, installed on aluminium subframes.

All windows and doors will be equipped with blind guides, monobloc caps and aluminium blinds.

The planned glazing will be made with double-glazed Climalit-type glass and an intermediate dehydrated chamber for high thermal and acoustic comfort. The doors will be fitted with safety glass.

The ground floor properties with gardens will be separated by wire mesh.



COATINGS

Wet areas will be tiled with top-quality ceramic material (30*60 matt models) using cementitious adhesive and fine grouting. The model and colour will be chosen by the client from a wide range of possibilities determined by the dimensions of the tiles.

WOODWORK

DOORS

The entrance door to the property will be a security door made of laminated steel with a lacquered finish and a screwed metal frame, a security lock, an anti-lever hinge locking system, a knob, a handle and a telescopic peephole.

The interior doors will have a modern design, be white lacquered and have matt chrome fittings.

WARDROBES

The wardrobe doors will be solid, white lacquered and modern in design. All wardrobes will be fitted with a luggage shelf and hanging rail.



SANITARYWARE AND TAPS



The sanitary fittings are made of top-quality vitrified porcelain with chrome-plated single lever mixer taps, by Roca or similar, with aerator and flexible supply connections. The bathrooms will have bathroom furniture.



BATHROOM FURNITURE

There will be 60cm bathroom cabinets by Roca or similar, Tenor model, with a built-in sink in the secondary bathroom and toilet, with one drawer and one compartment, with a variety of finishes.

In the main bathroom, a 120cm bathroom cabinet by Roca or similar, Tenor model, with two drawers and two compartments, with a variety of finishes.

SHOWER SCREENS



The properties include a two-panel sliding + fixed screen in 6-8mm transparent glass in chrome, model Clarté-05 or similar, 1.60m for the main bathroom.



PLUMBING AND SANITATION

Domestic hot water will be produced by an individual arothermal system.

The plumbing will be installed using cross-linked polyethylene piping. Stopcocks will be located in wet areas and at the entrance to the property. The sanitation system will be installed using PVC piping.

KITCHENS

The property includes a fully equipped kitchen with wall and floor units, designed by the project management team with a range of models to choose from. The property is equipped with Siemens or similar brand appliances, including an oven, fridge-freezer, microwave, ceramic hob with extractor fan, sink and dishwasher. It also includes water connections for a washing machine.



CLIMATE CONTROL

The property is equipped with a hot and cold air conditioning system via ducts housed in the false ceiling.



ELECTRICAL INSTALLATION AND TELECOMMUNICATION

The properties will comply with the Low Voltage Electro-technical Regulations and will be equipped with top-quality appliances. The properties will have lighting, telephone and TV sockets, an aerial, a doorbell and an entryphone.



COMMUNAL AREAS

The development has a communal area with a swimming pool for the enjoyment of all the residents. Balinese beds will be available.

The facilities will be enhanced with gardens and landscaping with a combination of different elements such as green areas, pine bark and white gravel.

The development walls will have a white single-layer finish and metalwork.



SWIMMING POOL

Another feature of the property is the swimming pool located in the development's communal area. This pool is constructed on site using reinforced concrete and gunite, and finished with top quality porcelain tiles, for the use and enjoyment of all residents.

There will also be a heated jacuzzi area with a hydromassage pump and another with air massage.