

AZATA DELMARE

QUALITY SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Based on reinforced concrete in footings, walls, columns, and slabs.
- Walls waterproofing with asphalt fabric and perimeter drainage of the same ones.

ROOFING

- Flat roof areas waterproofed and insulated with asphalt fabric and extruded polyurethane sheets.

FACADE

- Solid ½ foot brick walls, plastered on the interior wall with mortar.
- Chamber with 4 cms rock wool insulation.
- Cladding with laminated plasterboard with 4 cms rock wool insulation.

COATINGS

- Exteriors: Plastered with monolayer mortar.
- Interiors: Laminated plasterboard and first quality paint.
- Acoustic-insulated gypsum plasterboard ceilings.
- Smooth acrylic paint on vertical and horizontal surfaces.

FLOORING

- Living room: First quality ETHERNA WHITE NATURE 90X90 large format porcelain stoneware tiles by PORCELANOSA.
- Bedrooms: First quality ETHERNA WHITE NATURE 90X90 large format porcelain stoneware tiles by PORCELANOSA.
- Bathrooms and toilet: First quality ETHERNA WHITE NATURE 90X90 large format porcelain stoneware tiles by PORCELANOSA.
- Kitchen: First quality ETHERNA WHITE NATURE 90X90 large format porcelain stoneware tiles by PORCELANOSA.
- Terraces: First quality ETHERNA WHITE NATURE 90X90 large format porcelain stoneware tiles by PORCELANOSA.

TILING

- Main bathroom: Ceramic coating on two of the vertical walls, model IMAGE DARK 33.3X100 by PORCELANOSA, and top quality plastic paint on the rest of the vertical and horizontal walls.
- Second bathroom: VELA SMOKED 31.6 x 90 (Grupo Porcelanosa) porcelain stoneware tile in two of the walls and first quality plastic paint on the rest of the walls.
- Toilet: GLACIAR 31,6 x 90 (Grupo Porcelanosa) porcelain stoneware tile and first quality plastic paint on the walls and ceiling.
- Kitchen: First quality plastic paint on walls and ceiling.

CARPENTRY

- Interior carpentry: 4 cm thick white lacquered wooden standard interior doors, acoustic joint, with chrome hardware.
- Exterior carpentry: first quality aluminum, lacquered in gray "GRIS ANTRACITA" from the CORTIZO brand, with thermal bridge break or similar.
- Gray (GRIS ANTRACITA) rolling metal electric shutters in bedrooms.
- Security grade III armored entrance door with aluminum paneling on the outside, with security lock, with upright, lacquered in white.
- Wardrobe fronts with the same quality and finished as the internal doors.

WINDOWS

- Climalit brand double glazing 44+4/10/4+4 low emissive on doors, 4+4/10/6 low emissive on windows
- Mirrors with led lighting in bathrooms.

PLUMBING

- Installation in cross-linked polyethylene pipe lined with insulating shell, for hot and cold water network.
- PVC drains.
- INO. ACRO COMPACT (Grupo Porcelanosa) wall mounted toilets.
- TONO APOYO (Grupo Porcelanosa) sinks.
- HOTELS (Grupo Porcelanosa) Chromium-plated mixer taps.
- Boiler for domestic hot water.
- FLOW ROCK (Grupo Porcelanosa) non-slip resin shower trays.
- AQUAREA all in one aerothermal system by PANASONIC for hot water production, with programmable storage tank for 185 L, communication with LCD touch screen and internet connection.

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ELECTRICITY

- Electric network planned according to the requested power, with SIMÓN first quality house mechanisms.
- Electrical conduit planned for the telephone wiring in bedrooms and living room.
- TV antenna wall sockets in bedrooms, living room and kitchen.
- Electric garage door with remote control opening system.
- Electric video intercom system.

AIR CONDITIONING

- Installation of air conditioning hot / cold by means of a PANASONIC AQUAREA all in one aerothermal heat pump, with insulated ducts and grilles.

PAINTING

Interior: Smooth acrylic paint on walls and ceiling.

KITCHEN

- Fully furnished.
- Equipped with SIEMENS brand dishwasher, refrigerator, washer dryer combo, induction hob with integrated extractor hood, electric oven and microwave.

VARIOUS

- Landscaped areas with pedestrian paths for the internal traffic through the complex.
- The urbanization has spaces destined to house a social club and gym for the use and enjoyment of the neighbors.
- Salt chlorination pool.
- Electric elevators with automatic doors that will connect each floor of the building with the basement where the garages and storage rooms are located.
- Glass screens in showers.
- Lighting, in ceilings by means of led spotlights.
- Garages and storage rooms in basements under the building level, with only one access to the same one and with underground traffic arranged to avoid circulation in the urbanization.