

aldabra
residencial

Building Specifications



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FOUNDATIONS, STRUCTURE AND ROOF

The foundation is planned to be a reinforced concrete slab.

The structure consists of concrete walls in the basement, horizontal one-way slabs between floors and rectangular or square reinforced concrete columns.

The specific design requirements of the building, the existing ground conditions and current regulations will be respected at all times. The roofs will be of the inverted type with thermal protection of the asphalt waterproofing panels.

ENCLOSURES

The façade will be composed of an outer leaf of hollow ceramic brick masonry for cladding, air chamber, rock wool insulation and interior lining of laminated plasterboard.

The cladding of the exterior walls will be done with continuous single-layer cladding with some areas covered with natural stone ceramic cladding or similar, depending on the area.

EXTERIOR CARPENTRY

Exterior carpentry (windows and balcony doors) in PVC.

Glass windows with double panes, chamber and characteristics necessary to contribute to adequate thermal and acoustic insulation.

Installation of blinds in bedrooms.

INTERIOR CARPENTRY

Reinforced entrance door, fitted with three-point security lock.

Hinged, blind, MDF board doors in white, with security chains in bathroom doors.

Prefabricated, modular, built-in closets with hinged doors in white with storage shelf and hanging rail.

PARTITIONING AND INSULATION

The distribution partition walls will be made of laminated plasterboard, with rock wool insulation in the interior.

The partitions between dwellings and common elements will be formed by ceramic brick panels (with the appropriate acoustic characteristics), and interior lining of laminated plasterboard.

FLOORING

The general flooring of the house will be porcelain stoneware and white MDF skirting board. It shall have anti-impact film on the entire inner surface. Outdoor areas will be paved with non-slip porcelain stoneware tiles suitable for outdoor use.

BATHROOMS

In bathrooms, tiling with top quality ceramic cladding in different formats, applied with cement glue.

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SANITARY FIXTURES AND FITTINGS

Single mixing-taps. Main and secondary bathroom with shower tray, and furniture in the main bathroom. Counter-top washbasin in the secondary bathroom.

The sanitary fittings shall be white and built-in.

KITCHEN

It will be fitted with a single-bowl sink, extractor hood with extractor fan, ceramic induction hob and an electric oven.

Furniture consisting of base units with lower plinth and wall units, made with melamine coated kitchen facings.

FALSE CEILINGS AND PAINTING

Smooth plastic paint on vertical and horizontal surfaces.

Arrangement of false ceilings in lobbies, installation passageways, kitchens, bathrooms and corridors.

Access to the installations that require it and plastering in the rest of the rooms of the house, to achieve a greater free height.

Smooth plastic paint on vertical and horizontal surfaces.

VENTILATION AND EXTRACTION

Ventilation installation of dwellings with extraction network in bathrooms and kitchens.

ELECTRICITY, TV AND TELEPHONE

Electrical installation according to Low Voltage Electro-technical Regulations with separate circuits for air-conditioning, washing machine/heater, lighting, kitchen/oven, general sockets and sockets in wet rooms.

Inside the dwellings there are user access points for RTV, telephony with 4-pair UTP cable and registers for fibre optic access. Common infrastructure for access to communications and television and telephone networks. Video intercom.

HEATING, AIR CONDITIONING AND SHW

Air-conditioning installation (hot-cold) by high-efficiency heat pump and air distribution through ducts and regulation by digital thermostat.

Plumbing installation made of polyethylene pipes, with stopcocks in each wet room and appliance taps. Sockets in washing machine and dishwasher. Aerothermal energy for the generation of sanitary hot water (SHW).





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ACCESS AND COMMON AREAS

Acceso directo desde zonas comunes a piscina, pistas deportivas y zonas de sombra.

GARAGES AND STORAGE ROOMS

La puerta de acceso principal será motorizada y accionada mediante mando a distancia.

PERSONALISATION

Flooring:

2 interior flooring options for the entire house..

Bathrooms:

2 ceramic coating options.

Choice of wall-hung or floor-standing toilet.

Premium pack: mirrors, screens and replacement of shower with bathtub in main bathroom.

Kitchen furnishings:

2 options of finishes for worktop and 2 options of finishes for furniture facings.

Premium pack: individual customisation of furniture and other worktop coverings.

Equipment:

Premium pack: electrical appliances.

Facilities:

Premium pack: customisation of location and number of additional sockets.

Interior design:

Premium pack: Tailor-made furniture and lighting.

The Premium Pack options will be charged to the customer in accordance with the conditions established by the marketing company. Options limited to the possibilities of the project facilities and the deadlines foreseen in the work schedule.

The project and the work will be supervised by Technical Control Bodies and the subscription of a ten-year liability insurance policy in accordance with the Law on Building Regulations. Quality control of materials and water-tightness service tests of roofs and installations through an approved independent laboratory.