



BUILDING SPECIFICATIONS

BUILDING SPECIFICATIONS

Foundation

Continuous reinforced concrete footings in trenches and perimeter retaining walls below ground level to support walls and pillars. House and garage floor made with one-way suspended floor beam.

Structure

Walls below ground level in reinforced concrete protected by backfill with waterproofing, protection sheet and drainage in the lower part. Reinforced concrete pillars and girders. Reticular reinforced concrete slabs.

Façades and Cladding

Double-layer exterior façades comprised of perforated brick wall and an interior ceramic partition. Exterior part cladding with double density thermal-acoustic insulation.

Exterior façade cladding of the house with a thermal insulation system and finished with acrylic mortar coating in a colour from the Begur municipality colour chart, combined with Begur stone.

Roof

Roofs and terraces will be waterproofed and insulated by means of a vapour barrier, double asphalt sheet waterproofing with reinforcement at joints, with vertical walls and insulation made with a rigid extruded polystyrene panel, with a smooth surface and lateral machining.

Protection and finishing with rounded edge for all non-trafficable roofs.

Exterior Carpentry

Reinforced pivoting main entrance door with security lock. The door will be weatherproofed.

Automatic motorized metal garage door and pedestrian gate providing an entrance to the plot in the same colour as the vehicle door. A video intercom connected to the home automation system will be installed

Exterior carpentry comprising doors and windows in Cortizo lacquered aluminium with a thermal break.

Tilt-and-turn mechanisms in doorways and sliders with double or triple rails depending on the size of the opening.

Low emissivity double glazing with Climalit air chamber, laminar structure in areas at risk of breakage and sun exposure reduction sheet.

Exterior blinds in high-density aluminium with electrical drive.

Railings on the exterior terraces of the house made with metal sections without glass.

Interior partitions and suspended ceilings

The interior distribution of the houses comprises partitions with a final thickness of 9 cm.

Ceilings finished with hanging laminated plates with metal sections.

In wet areas, such as toilets and kitchens, waterproof plates with the same attachment system will be used.

BUILDING SPECIFICATIONS

Foul water drainage

Separate foul water drainage networks for the discharge of rainwater and sewage comprising vertical and horizontal pipes made of reinforced and soundproof PVC.

Vertical downspouts located inside the walls and horizontal manifolds hidden under the floor slabs for discharge to the main manifold of the public thoroughfare.

Gas

Installation of gas pipes from the public thoroughfare to the interior of the house for future connection to the existing general supply network in the development.

A solenoid shut-off valve will be installed due to the risk of leakage if the client decides to install the gas hob.

Plumbing

Indoor hot and cold water installation with Rehau PEX-a cross-linked polyethylene pipe.

Wet areas of the home are equipped with the respective independent shut-off valves.

Wet areas of the house with humidity sensors and shut-off solenoid valves due to the risk of leakage.

Electricity

Integrated general distribution board, equipped with protection against overvoltage, circuit breakers and differentials.

Gira mechanisms and outlets for different rooms of the home.

Garages equipped with electrical outlets for electric vehicles.

Telecommunications

Antenna installation for receiving HD TV channels and digital, analogue terrestrial and satellite radios

Home Automation

Gira home automation system with KNX protocol for access control, air conditioning, blinds and water leak detection.

The home automation installation will be prepared for future expansion to multiple

parameters and equipment to be installed in the home, according to the owner's needs.

Illumination

Interior LED downlight luminaires with a plaster structure embedded in a LedsC4 suspended ceiling in kitchen areas, bathrooms and halls.

Security And Entryphone With Camera

Gira outdoor entryphone with camera system, colour screen and hands-free audio.

System linked to the KNX home automation installation, enabling access control with smartphone or other device with internet connection.

Air Conditioning

Heating system through underfloor heating using Rehau brand polyethylene pipes, sectorized and regulated by independent thermostats.

Duct air conditioning system through the installation of a Hitachi brand fan coil machine

BUILDING SPECIFICATIONS

with air conditioning through ducts and regulated by thermostats located in the different rooms.

Linear diffusion grids to achieve a constant and uniform flow in each zone.

Interior Carpentry

Grato Wood large-format interior doors of the house, made of oak.

Built-in wardrobes in the bedrooms and a Poliform dressing-type wardrobe in the main bedroom.

Flooring

Indoor and outdoor flooring in large-format Porcelanosa porcelain stoneware.

Grato Wood natural wood flooring on the bedroom floors.

Garage floor and access ramp from the street finished with non-slip stamped concrete.

Interior vertical cladding

Smooth white plastic paint on walls and ceilings in all rooms except on walls in wet areas.

Bathroom walls, toilet, and laundry area covered with Porcelanosa porcelain items.

A series of walls of the house will be covered decoratively, and according to the interior architecture project, in Oak wood and in the same tone as the flooring on the bedroom level.

Kitchen

Poliform kitchen furniture, Alea model, comprising low and column modules prepared for integrated electrical appliances.

Laminated doors with laser-sealed edges and integrated handles.

Cabinets structures and shelves with coated and laser-sealed edges, guaranteeing a watertight, invisible and highly impact-resistant connection.

The waste bin in the sink unit and a drawer organizer underneath the hob are included in the range of accessories.

(All kitchens in Son Rich Residences will be designed independently with the aim of making the most of the characteristics of each home).

Kitchen equipped with the following Gaggenau 200 series appliances:

- Dishwasher
- Fridge
- Freezer
- Multifunction oven
- Integrated microwave
- Extractor hood

Bora induction hob and extractor hood.

Axor kitchen taps.

Countertop cladding and furniture shelves with a 1.2 cm thick porcelain and straight crest finish.

Metal sink integrated into the countertop.

BUILDING SPECIFICATIONS

Bathrooms

Duravit toilets.

Axor bathroom taps.

Duravit shower trays.

Shower screens with safety glass, anti-lime treatment and stainless steel finish sections.

Duravit brand bathroom furniture with integrated sink, combined with mirror with led lighting from the same brand.

Lift

Installation of a Kone electric lift servicing all floors of the houses.

(The lift will be installed in homes with 3 or more floors and in those with 2 floors, space will be left for future installation).

Internal staircase

Internal staircase formed by a solid reinforced concrete slab in the section between the access floor to the house and the living room floor.

In the section running from the living room floor to the bedroom floor, the staircase will incorporate a laterally-attached metallic structure.

The steps will be covered with wood from the Grato Wood brand.

The stairs and floor landing railings will be made of glass.

Gardening and irrigation

The outdoor area is designed based on alignment, topography, climate and native species.

Pre-installed irrigation prepared with a plot perimeter irrigation pipe and prepared for future expansion according to the needs of each client.

Pool and solarium

Overflow pool made of unite and reinforced concrete, finished with porcelain interior lining.

It includes a purification system in an independent machine room.

Pool solarium area covered with Porcelanosa non-slip porcelain stoneware.

Plot perimeter enclosure

Plot perimeter enclosure in the areas adjoining the public thoroughfare comprising concrete walls covered with Begur stone and an upper metal fence (according to security and privacy requirements).

Plot lateral enclosures comprising fencing with reinforced simple twist mesh.

Energy efficiency

The energy efficiency study carried out on the home has awarded "A" rating due to the use of renewable energy systems with the most viable technology.

The data included in this quality report is subject to possible modifications. Ownership of the right to introduce those modifications due to duly advised legal, technical or commercial reasons, or are ordered by the competent public bodies, is reserved.

Promotor:

Indemur
INVESTMENT

Project Management and Architecture:

OBREIN

July 2023