

PLOT ENCLOSURE

- Private boundaries: 1 or 2 m metal mesh with vegetation around the perimeter of the plot and ornamental wall with garage door and pedestrian gate in front of the façade.

FOUNDATION AND STRUCTURE

- Foundations using footings, dwarfs and braces.
- Reinforced concrete pillars.
- One-way, horizontal and inclined, reinforced concrete floor slabs

BUILDING ENCLOSURE

FACADES:

- Vertical brick masonry wall enclosure. Composed of a continuous external finish of thermo-clay masonry with waterproof mortar of between 5 and 6 cm, ventilated air chamber of 5 cm.

COVERS:

- Walkable flat roof. Defined from the lower face to the upper face. Continuous plaster false ceiling, hanging from the reinforced concrete slab, formation of slope with cellular concrete with hardened finish, mortar regularisation layer, waterproofing system with double asphalt fabric. Polyurethane thermal insulation and paving according to flooring specifications.
- Non-passable flat roof. Defined from the lower face to the upper face. Continuous plaster false ceiling, suspended from reinforced concrete slab, formation of slope with cellular concrete with hardened finish, mortar regularisation layer, waterproofing system with double asphalt fabric. Finished with a layer of drainage gravel with a maximum aggregate size of 50 mm.
- Inclined roof of traditional ceramic tiles on a board of rasillones, with waterproofing by means of asphalt sheeting.

FLOORING

INTERIOR:

- The flooring package inside the house is resolved by means of a radiant floor system covered by a layer of thermal diffusion mortar on which the flooring is placed according to the finishing specifications.

EXTERIOR:

- On the reinforced concrete slab, a slope will be formed with hardened concrete finish, a mortar levelling layer and a cementitious waterproofing system.

INTERIOR PARTITIONS

- Half foot of double hollow brick received with M-5 cement mortar, coated according to the finish definition, and last course with plaster. The conditioning technical parameters when choosing the interior partition system have been compliance with the Technical Building Code, especially with regard to acoustic conditions.

INTERIOR AND EXTERIOR CARPENTRY

EXTERIOR WINDOWS:

- They have sliding and fixed elements and, in some cases, oscillating and swinging, gray Technal aluminum.
- Technal Soleal FY55 HO windows and Bow Windows lacquered in textured grey RAL-7021
- Technal Soleal FY65 windows lacquered in textured grey RAL-7021

QUALITY SPECIFICATIONS

CASA OLIVO

- Technal Soleal GY55 windows lacquered in RAL-7021 textured grey
- Technal Lumeal GA balcony doors lacquered in grey RAL-7021
- Technal Soleal FY55 windows lacquered in textured grey RAL-7021

INTERIOR DOORS:

- Both the interior doors and the wardrobe doors are made-to-measure, with concealed hinges, veneered in Teyde-coloured oak.
- HOPPE Houston model metal crank opening system with anthracite finish.
- Wooden cupboards, interior lined with Superpan Gama Estudio chipboard melamine varnished in melamine finish, front of cupboard with Sikkens water translucent WF973/980 varnished oak, lined with high quality wallpaper and fitted with LED interior lighting.
- Entrance door in varnished laminated Iroko Sikkens Cetol WF973/980, hinges Krona 7120 Anthracite, 1 Secury Automatic 65/92 rs Plate K40.
- Railings: lacquered metal exterior.
- Bathroom glasses: fixed or hinged 10 mm toughened glass in the case of cab partitioning.
- Bathroom mirrors: 5 mm thick polished straight edge anchored to the wall on 19mm water-repellent MDF board, with perimeter backlighting and anti-fogging.
- Straight skirting board in waterproof MDF lacquered 70mm high, painted in RAL colour, same as vertical surfaces.

EXTERIOR FINISHES

COATINGS:

- Exterior coating of water-repellent plaster finished with Reveton elastomeric paint for exteriors.
- Swimming pool and water sheet cladding with Sukabumi ceramic material
- Pool edge in Natucer Memory Sandy Antislip

CEILINGS:

- Ceilings over the ground floor terrace of rendered concrete, with wooden beams.

FLOORS:

- Living Ceramics porcelain floor tiles, model Bera & Beren white large format.
- Roadway with Tarifa stone.

INTERIOR FINISHES

COATINGS:

- Perliescayola plaster with special Marrakech paint finish by Pure & Original, for common areas and bedrooms.
- Wow Ceramics ceramic wall tiling, Topo Gloss, Sage Gloss finishes from the Rebels collection, depending on bathrooms.
- Wood-burning fireplace finished in natural travertine without resin.

CEILINGS:

- Continuous system of PLADUR-type laminated plasterboard and/or plasterboards, with metal profiles, and plaster

FLOORS:

- Living Ceramics porcelain floor tiles, model Bera & Beren white large format.

SANITARY AND FITTINGS

- Toilets: Duravit SUBWAY 2.0 models.
- Bathroom taps: ROVIRA LINK taps in brushed copper finish, depending on the bathrooms.

QUALITY SPECIFICATIONS

CASA OLIVO

- Sprinklers: ceiling or wall-mounted ROVIRA LINK sprinklers in brushed copper finish, depending on bathrooms.
- Bathroom furniture: furniture with suspended drawer unit or lower oak shelf and designer washbasin on worktop on natural stone top.
- Bathtub: Lounge model by Noken 170x75 cm- with ROVIRA LINK thermostat in brushed copper.

CONDITIONING AND FACILITIES

AIR-CONDITIONING:

- The air-conditioning equipment will be installed with a Daikin system, which will allow each room to maintain an independent temperature, and the air will be distributed through grilles in the different rooms.

PLUMBING:

- It receives a supply of drinking water from the municipal water supply. The plumbing installation will be designed and sized to provide water with adequate pressure and flow to all its wet rooms. Separate hot and cold water distribution network, Uponor Pex supply pipes, protected with Armaflex foam which maintains the water temperature and protects the pipe itself. Hot and cold water shut-off valves at the entrance of each wet room.

SANITATIONS:

- Separating rainwater and fecal network with acoustic insulation.

VENTILATION:

- Soler & Palau brand ventilation system capable of guaranteeing air renewal. LPG model air flow extraction and renewal grilles.

HEATING:

- Electric underfloor heating system installed in the following rooms: living-dining room, master bedroom (complete) and all bathrooms, except the toilet.

DOMESTIC HOT WATER:

- Production of the same with the Daikin Altherma Monobloc system.

SWIMMING POOLS AND SHEET OF WATER:

- Aquarama star plus 500 mm filter, spa pool pump, hydraulic installation filter 500 + pool pump, salt electrolysis equipment. Pre-installation of pool heating. Pre-installation of automatic cover.

ELECTRICITY:

- A low-voltage electricity supply, provided by the utility company's network. A high degree of electrification is foreseen, due to a significant amount of household appliances.

LIGHTING:

- Specially designed for the home and for each room, made up of recessed spotlights in ceilings, LED strips with profiles and diffusers, LED spotlights for the garden, and indoor mini LED spotlights.

MECHANISMS:

- Jung technology, due to its quality and versatility in the facilities. Model LS990, including plugs, lighting mechanisms and special telecommunications sockets. For electrical protections, use of Hager professional.

QUALITY SPECIFICATIONS

CASA OLIVO

DATA NETWORK INSTALLATION AND WIFI:

- CAT6 data socket, television and access to the telephone network in each room, WIFI network throughout the house.

SECURITY SYSTEMS:

- There is a basic wireless alarm installation inside the house with sensors with cameras, central unit and siren, with communication to the alarm centre and the police. Contracted with Securitas Direct. The new owners have already extended it to outside and new interior areas, completing their security.

FIREPLACE:

- Wooden