

Building specifications

STRUCTURE AND FAÇADE

The structure will consist of a concrete slab foundation and/or footings. With two-way slabs and reinforced concrete pillars. All in accordance with the Technical Building Code (CTE), as well as the following points.

The façade is made up of an exterior finish that combines a cement mortar finish with metallic carpentry that seeks to maximise the entry of light into the interior of the dwellings. The enclosure consists of ½ foot of perforated brickwork, insulated with polyurethane foam, air chamber and interior plasterboard lining.

The flat roof is of the inverted walkable type, consisting of slopes formed with lightened concrete, asphalt waterproofing sheet, geotextile, thermal insulation and final finish with non-slip paving.

CARPENTRY

The exterior carpentry will be composed of Aluminium windows and doors, Black or Anthracite colour, with thermal bridge break and double glazing type climalit with air chamber. In order to achieve greater savings in consumption in the home, the glazing is made up of two panes of glass separated by a dehydrated air chamber, improving the thermal transmittance coefficient of the glass, avoiding condensation, cold wall effects and with significant energy savings for the user. According to the Regulation of Thermal Conditions of Buildings.

Motorised window blinds.

The interior partition walls are made up of double plasterboard systems with rock wool insulation, for better acoustic insulation.

Reinforced entrance door to the house, with lacquered steel plate on the inside, with 3 anchor points and peephole. Interior doors decorated by horizontal milling and lacquered in white with steel handles.

Smooth plastic paint on horizontal and vertical walls inside the house, acrylic paint on the outside.

SANITARY EQUIPMENT

White vitrified porcelain sanitary ware, with mixer taps. In the bathrooms, non-slip shower tray and bathtub according to the typology of each dwelling. Washbasin with 1 or 2 basins according to plans. Washbasin unit and toilet with hygienic shower included.

The interior plumbing installation will be carried out with cross-linked polyethylene PEX pipes with insulation.

Advantages of the PEX pipe, resistance to high temperatures can reach 110 degrees C°, resistance to impact and traction, remains corrosion free, excellent insulation, long useful life.

FLOORS

Floors will be made with large-format porcelain tiles, to be defined. Bathroom floors will be made with top quality stoneware. Bathroom tiling as defined in the plans. The house will have a false ceiling in the areas where installations pass through, vestibules, corridors, kitchen and bathrooms. A register or a false ceiling will be installed to access the installations that require it.

FACILITIES

Aerothermics installation: with aerothermics you avoid having several different appliances and maintenance of each one of them. In addition to the savings in energy bills, this system is more environmentally friendly, as it requires comparatively little electricity and does not generate direct emissions, it is installed for air conditioning and domestic hot water in the home and underfloor heating in the bedrooms and living room.

The electrical installation will be carried out in accordance with CTE standards and the New Low Voltage Electrotechnical Regulations (NREBT). First quality electrical mechanisms model Niessen Zenit or similar, slate colour.

Air conditioning installation with ducts in living room and bedrooms, with interior machine in bathroom ceiling, condenser on roof or in installations area, refrigeration line and electrical line with automatism in general switchboard. Smoke outlet for kitchen extractor hood.

Television aerial with tele-distribution system, pre-designed centralised installation for introducing different channels via satellite. TV sockets and telephone or mains sockets in all bedrooms and living room. All this installation will be carried out in compliance with the Telecommunications Regulations and the NREBT Regulations in force.

OTHERS

Garage entrance door, equipped with photoelectric cell, with automatic opening with remote control. Garage with polished concrete paving.

Lift from the car park to the solarium floor.

OPTIONS TO EVALUATE

- Underfloor heating on the ground floor
- Domotic control in the house
- Jacuzzi
- Outdoor kitchen in pool area
- Wooden pergola with African reed in pool area
- Pool air-conditioning