



# BUILDING SPECIFICATIONS

## FOUNDATIONS AND STRUCTURE

- Foundations. Reinforced concrete slab footings.
- Concrete structure reinforced with waffle slabs.
- Reinforced concrete land retaining walls in garage, waterproofed with asphalt fabric and perimeter drainage.

## ROOF

- Flat roof waterproofed with a 1.2mm-thick PVC sheet, reinforced with a fiberglass fabric and insulated with geo-textile felt and finished with Filtron-type insulating and draining paving.
- Sloped roofs are made up of honeycomb brick wall partitions, roof surface of flat hollow brick slabs, a protective mortar layer, 3 cm-thick sprayed polyurethane insulation finished in Arabic tiles.

## FACADE

- Outside face of six-inch solid brick, ornamental mouldings, insulation chamber filled with polyurethane foam and interior wall of hollow separation brick.

## CLADDING

- Exterior: cement mortar rendering.
- Interior: Rendered in plaster with plaster mouldings in living rooms.
- Dividing walls: Double ceramic hollow brick dividing walls.
- Plaster false ceiling in corridors, bathrooms, kitchens and wire and pipe transit areas.

## FLOORING

- Living room: 40 x 40 ivory-coloured marble tiles with 10cm skirting of the same material and a dark-coloured marble perimeter decorative frieze.
- Bedrooms: 60 x 30 ivory-coloured marble tiles with 7cm skirting of the same material.
- Bathroom: main bathroom in 40 x 40 emperor marble.
- Bathroom 2: 30 x 30 mocha coloured rustic stone.
- Toilet: 40 x 40 cream ivory marble tiles
- Porches: 30 x 30 rustic stone tiles laid in diamond-pattern
- Kitchens: stone flooring



## **WALL TILING**

- In bathroom 1 and the toilet: cream-coloured marble up to the ceiling, emperor marble skirting, ceiling frieze and frieze around mirror frames.
- Second bathroom: mocha stoneware with emperor marble skirting and surfaces.
- Kitchen: ceramic tiled up to the ceiling.

## **OUTSIDE CARPENTRY**

- Lacquered aluminium European profile.
- Security aluminium roll-up shutters.
- Rustic finished, reinforced security door with security lock.

## **INTERIOR CARPENTRY**

- Pantograph-panelled wooden interior doors in discreet-tone lacquered wood.
- Wardrobedoors of the same quality as the dividing doors.
- Wardrobe interiors in melamine with partitions and hanging rails.

## **GLAZING AND GLASS**

- Double glazing made up of transparent panes of 4mm and 6 mm respectively and a 6mm dehydrated air chamber.
- Mirrors in bathrooms

## **PLUMBING AND BATHROOM FITTINGS**

- Bathroom fittings in glazed porcelain, ROCA brand, DamaSenso model.
- Sinks fitted into marble top are of the ROCA NEOSELENE and FORO models.
- Bathtub: ROCA GENOVA Model.
- ChromeModel M2 ROCA taps.
- Hot water supply via 200L electric water heater.

## **ELECTRICITY**

- Electrical network according to supply requested, with mechanisms of the highest quality.
- Wiring prepared for telephone lines to bedrooms, living room and kitchen.
- TV aerial socket in bedrooms, living room and kitchen.
- Halogen spotlights in bathrooms.
- Automatic garage door with remote control.
- Electric heated towel rails in bathrooms.

### **AIR-CONDITIONING**

- By way of CARRIER hot/cold heat pump distributed via ducts and grills, except in bathrooms and kitchen.
- Interior mechanism concealed in false ceiling.
- Thermostatic control situated in living room.

### **PAINTWORK**

- Inside: smooth plastic paint in colour on walls and ceilings.
- Outside: Plastic Paint in colour combining tones on the rendering.

### **COMMON AREAS**

- The complex is enclosed by way of 'Casares' stone masonry walls and metal grill gate with Oxiron paint.
- Garden areas with similar terracotta pathways.
- Imprinted concrete driveways.

### **MISCELLANEOUS**

- Garage floor surfaced with concrete and mineral quartz.
- Fireplace with marble front in living room.
- Automatic watering system in common areas.