

QUALITY SPECIFICATIONS

Foundations

Made with reinforced concrete in footings, slabs and piles.

Structure

Structure formed by concrete waffle slab and reinforced concrete pillars.

Sanitation Network

The rainwater and fecal water evacuation system will be carried out by hanging and / or buried collectors of P.V.C., with connection boxes between them, and connection of the whole to the Municipal general network.

Enclosure walls

"Capuchina" cavity walls composed with a brickwork system, and ceramic thermal insulation (polyurethane projected foam 9cm) and air chamber.

Exterior cladding made with cement mortar and finished fine mortar layer and white plastic paint.

Covers and terraces

A non-transitable flat roof consisting of slopes, approved asphalt roofing felt, thermal insulation and a gravel finish.

Flat accessible roof made of lightweight concrete in form of slopes, waterproofing layer, thermal insulation, and finished with ceramic pavement.

Flooring and tiling

Floors and tiles executed with ceramic pieces of first quality. (PORCELANOSA AND MARAZZI).

External woodwork

Exterior carpentry in lacquered aluminium, with thermal bridge break and double glazing, air chamber and thermic control. (SCHÜCO and PLANISTAR ONE).

Internal woodwork

Main entrance door in solid oak.

Passing doors and front of wardrobe in white lacquered wood, stainless steel fittings.

Wardrobes and dressers lined, fully equipped with drawers, shelves, hanging bars, shoe rack, led lighting.

Locksmith

1.00 m high glass balustrades in internal staircase with vertical steel uprights and terraces using U-shaped steel profiles bolted to the slab.

Automatic motorized garage door.

Kitchen Equipment

Fully equipped kitchen (BULTHAUP) B3 serie and integrated first quality appliances (GAGGENAU).

Sanitary Appliances and Faucets

Indoor installation of cold and hot water with multi-layer polyethylene pipe and drains in P.V.C.

White sanitary equipment of "DURAVIT". Chrome fittings by "HANSGROHE" serie AXOR Citterio, thermostatic shower in the main bathroom.

Shower enclosures in showers.

Electricity installation

Installation of main and secondary panel with HAGER differentials. GIRA brand in mechanisms. Interior and exterior lighting from DELTALIGHT.

Domotic installation

Installation of the LUTRON home automation system. (Lighting control)

Heating

"Radiant floor" (low temperature water pipes that run through the floor of the rooms). Zones regulated by individual thermostats. Electric radiant floor in bathrooms with individual control.

Air conditioning

Air conditioning Brand DAIKIN, variable cooling flow system (VRV) Inverter series and Daikin heat pump operation. Areas with individual regulation and centralized control.

Pool

Construction of a rectangular swimming pool measuring 12 x 4 approximately with a skimmer filtration system, internal staircase made with interior treads with gresite-type coating. Stainless steel glass and shower lighting. (Heating pre-installation).

Garden

Gardening and irrigation system completely finished and working with programmers by zones and varied irrigation system (drip, sprinkler etc).

Elevator

Electric elevator of high energy efficiency with capacity for four people with 3 stops (Semi-basement, Main floor and First floor). With top quality interior equipment (THYSSENKRUPP).

Special facilities

Housing equipped with telecommunications facilities, video intercom with Internet connection, satellite dish, terrestrial antenna, telephony, internet network, wifi and video surveillance cameras in the urbanization with perimeter alarm.