

BUILDING SPECIFICATIONS



STRUCTURE AND FOUNDATIONS:

- Foundations and structure in reinforced concrete in accordance with "Seguridad Estructural".
- Exterior closures single brick wall, cavity wall with heat and sound proofing and wall.
- Double hollow brick wall for all the following partitions.
- Independent Control for structural works by Organismo de Control (OCT)



CLADDING:

Exterior:

- Rendered with one coating cement and/or top quality ceramic cladding, according to elevations and survey.

Interior:

Vertical Parametres:

- Bathrooms: Tiled with top quality ceramic tiles to the ceiling. (Keraben, Porcelanosa or similar) To de defined by the facultative director.
- Kitchen: Partially tiled with top quality tiles or Phenolic panels . To de defined by the facultative director.
- Rest of the property to be rendered with high quality plaster and ready for paint.

Flooring:

- Top quality floor paving with ceramic tiles in all the property to be defined by the facultative director.(Keraben, Porcelanosa or similar).

Stairs:

- Top quality ceramic tiles to be defined by the facultative director.(Keraben, Porcelanosa or similar).

Ceiling:

- False ceiling in Pladur or similar in all the property
- Dismountable false ceiling in bathrooms and toilet where the air conditioning machinery will be installed.



EXTERIORS AND ROOFING:

- Community patios and passageways tiled with top quality non slip ceramic porcelain tiles to be defined by the facultative director. (Keraben, Porcelanosa or similar).
- Terraces and accessible covered private areas with top quality porcelain tiles –design to be defined by the facultative director. (Keraben, Porcelanosa or similar).





PLUMBING AND SANITARY:

- Mesh reinforced plumbing fixtures.
- Aerotermia hot water system.
- Top quality shower tray by Roca or similar.
- White Sanitary Equipment by Jacob Delafon or similar quality.
- Faucets by Gröhe or similar.
- Thermostatic Regulator in showers.



AIR-CONDITIONING:

Splitz individual air-condition system in sitting room and bedrooms.



ELECTRICITY:

- Electrical installation in accordance with the REGLAMENTO DE BAJA TENSION and the regulations in force.
- High level electrical mechanisms - "SKY" by NIESEN or similar.
- Top quality Video Intercom with exterior plaque and colour screen in the interior.



TELEVISION, INTERNET AND TELEPHONE:

- Television points and infrastructure in accordance with the regulations in force.
- Television, telephone and Internet points in the sitting room, and all bedrooms.



VENTILATION:

Ventilation according to CTE via Air extraction outlets in kitchen and bathrooms.



CARPENTRY:

- Steel armoured security door lacquered in colour with security locks and hinges.
- Interior lacquered wood veneer doors.
- Wardrobes with floor to ceiling wood veneer doors interior shelf and hanging rail.
- Coloured Exterior carpentry in aluminium or PVC with double glazing, acoustic insulation with air cavity, Climalit or similar.



METALWORK:

- Stainless steel handrail.
- Stainless steel Banisters and security glass enclosure.
- Motorised Garage door with remote control.



PAINT:

Exterior:

- Top quality exterior paint.

Interior:

- Plastic paint en colour for walls and white ceilings in the interior of the properties.



VARIOUS:

- Lift in the building direct from the garage. Apt for reduced mobility needs.
- Work surfaces in Silestone or similar (in kitchen, bathrooms and /or toilets) to be defined by the facultative director.
- Tempered Glass shower screen.
- Mirrors installed in bathrooms and toilets.
- Kitchens furnished according to project and equipped with glass hob, extractor fan, sink and mixer tap.
- BLetter box in Commune areas.
- Quality Control for Structural works made by an external organisation Organismo de Control Tecnico (OCT).
- Quality Control for waterproofing roofs and façades made by an external organisation Organismo de Control Tecnico (OCT).
- Ten year Insurance with known company.

COMMUNE AREAS:



- Garage: Polished concrete and epoxy dust repellent paint on the floor.
- Environmental led lights or in vertical parameters
- Gardening – Flowerbeds and pots.

