SANTANGELO GENERAL SPECIFICATIONS

STRUCTURE - The Foundations and basement walls will be built following the details provided by the Technical Management and in accordance with the information obtained from the Geotechnical Study. The Foundations and the Structure will be made of reinforced concrete. To guarantee the stability of the whole, the execution will comply with the regulations in force and will be supervised, both in the Project and in the Execution, by a technical control body.

FACADE: The external walls of the construction will be made up of solid perforated ceramic brickwork, ½ foot thick, with interior mortar, thermal insulation and laminated plasterboard lining on a metal structure with insulation, executed according to the details provided by the Project Management and complying with the CTE (Technical Building Code).

The external cladding of the façade will be rendered and painted with elastomeric paint, colour as per D.F.

ROOFS - The sloping roofs will be finished in flat tiles, in a colour to be chosen by the D.F. They will have asphalt waterproofing and thermal insulation fabric over the dwellings.

Flat roofs will be waterproofed and thermally insulated over the dwellings, finished with ceramic tiles on walkable roofs and gravel on "non-walkable" roofs.

WALLS AND PARTITION WALLS - The partitions between dwellings (party walls) will be made of ceramic brickwork with a two-sided brick wall and laminated plasterboard lining on a metal structure, with insulation on both sides.

The partitions in the interiors of the dwellings will be made with dry partition walls of laminated plasterboard on both sides, placed on a metal structure and with interior insulation for greater acoustic and thermal quality.

The divisions between dwellings and communal areas will be formed by brickwork with plaster trimming and plaster rendering towards the communal area and lining on the side of the dwelling with laminated plasterboard lining on a metal structure, with insulation.

EXTERIOR CARPENTRY - The windows and exterior doors of the dwellings (hinged and sliding) have been designed in aluminium lacquered in colour according to D.F. installed on a pre-frame by means of screws.

The profiles will be equipped with thermal bridge breakage that facilitates the reduction of cold/heat transmission between the exterior and the interior of the dwelling.

The carpentry has double glazing for greater thermal and acoustic insulation "Climalit type" with different thicknesses depending on their location in the building, helping to obtain good comfort inside the house.

Aluminium slat roller blinds will be installed in the bedrooms, with interior insulation and with PVC capping, compact system.

PLUMBING, SANITARY WARE AND TAPPING - The plumbing installation will be carried out with PEX pipes or similar insulated according to regulations, reducing energy losses. Shut-off valves will be placed at the entrance of the house, in each bathroom and kitchen.

Domestic hot water (DHW) will be produced by means of an individual Aerothermal system per dwelling, which will be more energy efficient.

The bathrooms will be fitted with designer vitrified porcelain sanitary ware and white resin shower trays (with or without rim, depending on the case). The main bathrooms will be equipped with drawer units and built-in washbasin.

All taps have a chrome finish and single lever operation.

Fixed screen and mirror over washbasin, with integrated led light, in main bathroom.

Hot and cold water connection in washing machine and dishwasher.

KITCHEN - It will be delivered completely furnished, with stainless steel sink, induction hob, extractor hood, electric oven, washing machine, fridge and dishwasher.

The worktops will be made of compact quartz, a material of great hardness, resistance, non-absorption and durability.

The walls will be finished in smooth plastic paint except for the work fronts between the worktop and wall units, which will match the worktops.

ELECTRICITY - The electrical installation will be carried out with copper wire channelling under pipes, complying with the Low Voltage Electrotechnical Regulations and complementary norms.

The dwelling will be equipped with a differentiated distribution of circuits for lighting, power, air-conditioning and electrical appliances with the necessary sockets according to the R.E.B.T. (Low Voltage Electrotechnical Regulations).

The electrical mechanisms will be of design, in a white colour to be chosen by the D.F. that will adequately respond to the correct functioning of the electricity and lighting installation.

Telephone-data access socket in the living room-kitchen, master bedroom and the rest of the bedrooms.

Led light points installed in kitchen and bathrooms.

The terraces will have an electrical socket and lighting.

In the interior common areas, LED lights will be installed to reduce electricity consumption.

AIR CONDITIONING AND VENTILATION - The air conditioning installation will be complete and centralised by means of an individual Aerothermal system per dwelling, with a great reduction in energy consumption and CO2 emissions compared to more traditional energy sources.

This system is made up of an outdoor hot/cold condensing unit, Hydrokit-deposit and indoor unit with locations depending on the type of dwelling, duct network installed in the false ceiling and air outlet and return grilles in the living room and bedrooms.

There will be constant ventilation to guarantee air renewal throughout the dwelling according to the C.T.E., with extraction outlets in bathrooms and kitchen.

The gas outlets of the kitchen extractor hoods will all be on the roof.

TELECOMMUNICATIONS - A communications box is built into the entrance wall, next to the electrical panel, which is sized to house the telecommunications installations.

We install:

-Telephone-data access sockets in the living room-kitchen and master bedroom (2 sockets) and the rest of the bedrooms (1 socket).

-Fibre optic socket in the living room.

-TV sockets in living room/kitchen and bedrooms.

- Digital aerial and satellite dish installed.

All in accordance with current regulations (Royal Decree 346/2011).

Video intercom in the entrance hall of the property with a panel at the entrance to the doorways.

INTERIOR CARPENTRY - Entrance to the property via armoured metal door with high security lock with anti-bumping system, knob and peephole.

Interior doors lacquered in white according to design, steel fittings.

Built-in wardrobes with sliding doors, lined inside, with hanging rail and loft partition.

CEILINGS, COVERINGS AND PAINTING - In most of the house the ceilings will be finished in plaster.

There will be a false plaster ceiling in the passage areas of the installations, hall and corridors.

In one of the bathrooms, a removable ceiling will be installed to facilitate its registration.

In the bathrooms, some walls will be tiled up to the ceiling in top quality ceramic material (wet area), the rest will be painted in plastic paint matching the colour of the tiling. In the other rooms of the house, the walls will have a smooth white plastic paint finish.

The fittings will be painted in oil paint.

FLOORING: All the dwellings have anti-impact acoustic insulation to improve the acoustic insulation with the adjoining dwellings.

All the dwellings will have porcelain flooring (to be chosen in 2 tones) and matching skirting board.

The terraces will be tiled with ceramic tiles suitable for outdoor use.

LIFTS - Lifts will be installed with double automatic doors giving access to each floor of the building, including the basement.

The inside of the car will be decorated with matching flooring. The doors will be painted on all floors.

The lifts will comply with accessibility regulations for people with reduced mobility (PRM).

COMMON AREAS - Private enclosure delimited by a perimeter wall.

Large garden area with automatic watering system, lighting and street furniture.

Enclosed area with swimming pool for adults, saline chlorination and underwater lighting.

Set of individual mailboxes per dwelling.

ANNEXES: Metal vehicle access gate with automatic operation and remote control. It will be equipped with the necessary security systems.

Paving of the parking basement in concrete floor with mechanical trowelling and horizontal signalling by means of special paint.

Walls and ceilings in concrete structure or blocks.

Smoke extraction installation with carbon monoxide detection system. Fire extinguishing system consisting of BIES, fire extinguishers and portable extinguishers.

For future use of electric vehicles, a pre-installation has been provided for the owners to install electric vehicle charging systems.

Storerooms in concrete floor with trowelled floor screed, basement network light point with unified ceiling and galvanised entrance door.

OBSERVATIONS: The specifications, infographics and commercial documentation provided during the project and construction phase of the development may be modified by the technical experts assigned to the development for technical, legal, commercial or supply reasons, provided that the final quality of the product does not change.