

Building Specifications

FINISHES

Flooring

The interior flooring in all the rooms of the house will be large format porcelain tiles of the firm TAU CERÁMICA, model AURUM of 90X90, suitable for kitchens and bathrooms. The skirting board will be HDM lacquered in white, 100x12mm, in continuity with the interior carpentry. The paving and skirting board on the terrace of the house will be porcelain CLASS 3 finish, laminated wood effect finish.

Walls

The toilets will be tiled with rectified porcelain stoneware ceramics from TAU CERAMICA according to the renderings. Surfaces without any covering will be painted with matt white water-repellent paint. The decorated walls will be painted with vinyl wallpaper according to the renderings.

Ceilings

False ceilings will be in any case continuous plaster and waterproof in humid or exterior spaces.

Exterior carpentry

The exterior carpentry will have tilt and turn doors with aluminium micro-opening with R.P.T. and insulated PVC compact box and motorised roll-up shutter of thermal aluminium. The exterior carpentry of the lift-up sliding leaves of the dwellings will be made of aluminium with R.P.T. type 4500 with compact insulated PVC box and motorised roll-up shutter of thermal aluminium. The glass will be double glazing, laminated in the positions susceptible to impact breakage in accordance with the CTE-SUA. The spacers will be made of plastic. The interior part will be matt white and the exterior part will be blue according to building regulations.

Interior carpentry

The access door to the dwelling will be armoured, with a smooth leaf and white lacquered finish, with perimeter weather-stripping, continuous guillotine and security lock. Inside the house, the doors will have a white lacquered finish on both sides, with wooden pre-frame and 70 mm thick veneered MDF jamb.

INSTALLATIONS

Bathroom fittings

Wall-mounted porcelain washbasin by ROCA or equivalent, low-tank toilet by ROCA or equivalent, extra-flat shower tray made of RESINAS and mineral fillers, dimensions 150x80cm and freestanding bathtub by ROCA or similar. Double washbasin on countertop and equivalent

in main bathroom (attic dwelling). Surface-mounted taps in washbasins with single lever mixer taps. Taps in showers consisting of built-in thermostatic mixer, shower set and ceiling-mounted shower head by ROCA or equivalent.

Electricity and telecommunications

The interior of the dwelling will comply with the applicable regulations regarding the distribution of mechanisms and electricity sockets, with TV, telephone and data sockets in the living room, kitchen and bedrooms. The lighting will be by means of recessed lighting pit and LED line and spot lighting by means of PHILLIPS brand downlights or equivalent in the rest of the rooms. The bathrooms have an additional light point in the mirror. The mechanisms are planned with SIMON brand or equivalent.

Air-conditioning, ventilation and DHW production

The air-conditioning installation of each dwelling will be by means of an aerothermal heat pump for the production of Heat-Cool and DHW. The forced ventilation system will be of simple flow by means of extractors in wet rooms and micro-ventilation system in exterior carpentry.

EQUIPMENT

Kitchen

Made-to-measure furniture of the ARRITAL brand, consisting of furniture with exterior finish lacquered in neutral colours and laminated interior finished in wood. Opening system composed of aluminium rim integrated in the furniture and 45° bevelled edge on doors and drawer fronts. Worktop and side skirts on the island made of 12mm porcelain material, which is very hard and heat resistant. Wide range of colours and textures to choose from and stainless steel undermount sink. NEFF or equivalent appliances with the following elements: Integrated 60cm. wide refrigerator, oven and microwave column, dishwasher, washer-dryer and extractor hood recessed in ceiling. ROCA kitchen taps with single lever mixer tap with swivel spout.

Bathrooms

Main bathroom: 150cm. long wall-mounted cupboard with two full-extension drawers with shock-absorbing brake and fronts in the same finish as the unit, lacquered in neutral colour, interior laminated in wood.

Opening by means of a handle. Independent toilet and shower cubicle with translucent laminated glass access doors. Circular mirror :100cm with backlighting.

Secondary units: 100cm long wall-hung cupboards under washbasin with two full-extension drawers with shock-absorbing brake and fronts in the same finish as the unit, lacquered in neutral colour, interior laminated in wood. Opening by means of a handle. Shower enclosures with safety glass and anti-limescale treatment consisting of one fixed and one sliding panel. Circular mirror: 80cm with backlighting.

Wardrobes

Wardrobes in bedrooms and wardrobe in office to house washing machine, indoor fan heater unit, laundry and ironing board made to measure by HÖNNUNUN or equivalent, consisting of furniture finished in neutral colour lacquer on the outside and laminated wood finish on the inside. Handleless opening system with 45° bevelled edge on doors. Combination of coat rack, shelves and pull-out drawers.