

# **BUILDING SPECIFICATIONS**

## **STRUCTURE**

The structure will be of pillars and beams of concrete and unidirectional forged steel

## **FOUNDATIONS**

The foundation will be with isolated and braced foundations of forged steel.

## **COVERS**

The cover will be an inverted plane with gravel protection. Thermal isolation through location of isolated extruded polystyrene plaques over impermeable EPD-type rubber slabs.

## **FILLING**

The exterior filling finish in mortar or single coating of insulation, scraped finish.

The interior coating will be through a light projected plaster finish.

False continuous roof of laminated plaster plaques, a *Pladur* system or something similar.

## **PARTITIONING**

The interior and exterior partitioning with ceramic bricks, 7cm of thickness, including the formation of air chambers for perimetral walls with extruded polystyrene plaque perimetral.

## **ISOLATION**

Thermal isolation of the ground of the home through location of approved isolating plaques over forged steel of the plant, recovered through a layer of self-levelling filling in order to proceed to the floor.

The isolation of terraces over the home through location of isolated extruded polystyrene plaques over the impermeable sheet of EPD type rubber.

## **DISENCUMBRANCE**

The horizontal and vertical disencumbrance will be carried out with multi-layered pipe for hot and backflow water, and each residence with general shut-off valves. The drain pipe will be fireproof.

## **CARPENTRY**

**Exterior carpentry:** The anodised plate aluminium, 20 microns, from the *Reynaers* brand, with a thermal bridge fracture, CP130, CS77 and CP68 systems, with double glass security laminate, 16mm chamber, *Guardian Sun* with solar and low-emissivity control, and *Renson air vents*. Electrical roller blinds with distance and motor controls from the *Somfy brand*.

Mosquito nets throughout all the units.

Securely-designed entrance door.

Stainless steel railings with security glass.

Pedestrian door and access door and sliding parcel with automated design.

**Interior carpentry:** All of the interior doors will be of exclusive design with their corresponding ironwork and handles, with hinges and pivots. All of the clothes closets and dressing rooms carried out with gathered material, E1 class, redressed inside with a lamination that has a tissue effect. Swing door system. All with a thickness of 22mm and 3cm shelves. Included are chests with drawers and a concealed guide and absorption closure, and equipment such as: pull-out trouser hangers, tie hangers and LED lights.

Interior steel stairs cut with wooden steps and glass railings.

## **KITCHEN AND DOMESTIC APPLIANCES**

**Kitchen:** According to personalised design, manufacturing for latest-generation measurements for resistance to heat, bumps, strikes. With *Blum* mechanisms and cabinets with *Legrabox* finish, and accessories in stainless steel and LED lights. Counter, *Silestone*, 12 mm.

**Domestic appliances:** These will be from *Bosch* or *Siemens* brands, including the American refrigerator, freezer, ceramic hob induction, dishwasher, microwave, multi-use oven, cold storage room, dome screen designed with a carbon filter from the brand *Elica*, and a washer and drier in column.

## **AIR CONDITIONING**

Installation of cold/hot air conditioning through the installation of a VRV intelligent system with a *Daikin* heat bulb with wall, floor and ceiling interiors, channels throughout the entire home through means of impulsion grids and thermostatic return grids. Control systems for rooms, *Airzone brand*.

## HEATING

Heating through the floor with circuits of water supplied through the *Altherma* system from *Daikin*, with a temperature control in each area.

## PAVEMENT

**Interior:** Rectified porcelain stoneware from the brand *Porcelanosa*, *Amsterdam Blanco* model.

**Exterior:** Porcelain stoneware from the brand *Porcelanosa*, class 3 slip-resistance according to the building technical code.

## TILING

The tiles will be from the brand *Venís* and *Porcelanosa* in large form, rectified, combined with fine materials and stainless steel according to the personalised design of each environment.

## BATHROOM FIXTURES AND ACCESSORIES

**Fixtures:** The fixtures will be suspended in porcelain from the brand *Villeroy & Boch* from the series *Arquitectura & Subway*.

**Faucets:** The faucets will be designed by top brands such as *Noken* (*Porcelanosa* group) and *Hansgrohe*.

**Accessories:** All of the showers will have their column with thermostatic hydro-massages, except the plant's primary bath, which will have them built into the ceiling with their corresponding glass screens built to measurement. Each bath will be equipped with accessories such as: soap dishes, toothbrush holders, brush holders, towel racks, etc.

## ELECTRICITY

The electric installation will be carried out in accordance with the specific electricity plan. This will be a single phase with LED lights throughout the entire home, inside as well as outside. The mechanisms will be from the brand *Jung*. Video intercom system via Wi-Fi on ground and high level.

Installation of interior and exterior alarm system for subsequent connection to the security company.

## **TELECOMMUNICATION**

IT, television and telephone connection in every room.

## **HOME AUTOMATION**

Integration in the home of an intelligent home automation system for controlling the interior and exterior lighting, blinds, temperature, security system, water and automatic irrigation. Tactile screens mounted on the wall, and walkway via *Smartphone*.

## **INTERIOR AND EXTERIOR PAINTING**

**Interior painting:** Plastic, washable, *Juno* brand, model *B-10*.

**Exterior painting:** Anti-mould waterproofing from the brand *Juno*, model *SuperJuno-Rev*, in the distinct tones and colours.

## **BATHROOM FURNITURE**

The bathroom furniture will come with individualised design for each bathroom, giving them each a space with an exclusive character, combining the materials and finishing of the most avant-garde variety.

## **EXTERIOR AND INTERIOR WALLS**

The exterior walls will be with containment with reinforced concrete and redressed with natural dry stone where required.

## **EXTERIOR POOL**

Outdoor pool with containment, outer SPA and LED lighting.

## **VENTILATION**

The interior ventilation of the home will be carried out through hydro-ventilation channels with a motor by *Bahía*

## **EXTERIOR PAVEMENT**

The terrazzo paving of the pool will be class 3 slip-resistant, combined with an exterior platform from the brand *Twinson* as well as an artificial lawn.

The paved access to garages will be cobblestones with distinct colours.

## **EXTERIORS**

Outdoor barbecue, totally equipped

Thermal solar collectors for hot water production in accordance with that is set forth in the existing regulations in force.

Gardening will be carried out with indigenous vegetation and plants for reduced maintenance, and automated centralised irrigation done by computer according to the design.

## **DOCUMENTATION**

Ten-year insurance.

Insurance and health plan.

Building book.

Work license and occupancy permit.

High level land maintenance, and contracting for supply of water and lighting with supplier companies.

Technical direction and professional assessment in the decoration and interior handling of the housing.