

excellence

BUILT UPON THE CORE PRINCIPAL OF QUALITY

GENERAL STRUCTURE & BUILDING EXTERIORS

Foundations

Solid reinforced concrete slab. Micro-pylons in 8 homes, according to Geological study. In compliance with the Technical Building Code DB-SE-C and NCSE.

Basement walls in reinforced concrete with asphalt sheet waterproofing and PVC protection.

Structure

Reticular reinforced concrete slabs, supplemented with pillars and metal beams according to calculations. In compliance with the Technical Building Code DB-SE-EA, DB-SE-A, EHE and NCSE..

Façades

Double layer, 1/2 foot solid brick perforated to the outside, plastered on the exterior and painted or plated with natural stone or wood. Air Chamber with 5cm. interior insulation of projected polyurethane foam, and made of brick with plaster finish inside the house. In compliance with the Technical Building Code and acoustic DB-HE (Energy Saving) DB-HR (Protection against noise) and DB-HS (Health).

Roofing, Waterproofing and Insulation

- Flat, inverted, partially accessible
- Waterproofing with double asphalt sheet with reinforced polyethylene.

- Thermal insulation of 5cm. extruded polystyrene sheets.
- Accessible areas with lightened concrete flooring.
- Waterproofing of basement walls with the same system of asphalt sheets.
- External plastering of hydrophobic cement mortar reinforced with PVC mesh (2cm. thick).

In compliance with the Technical Building Code DB-HE (Energy Saving) DB-HR (Protection against noise) and DB-HS (Health).

Paint

Washable white plastic paint.

INTERIOR CONSTRUCTION & QUALITIES

Internal walls

Brick wall partitions of 7 cm., with plaster on both sides and platelets according to distribution.

Ceilings

Laminated plasterboard ceiling, with indirect LED perimeter strip lights in the lounge, master bedroom and curtain rails.

Floorings & Wall tiles

- Porcelain stoneware tiles 75x75 cm.

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throughout the main living area of the properties, and 60x60 cm. in basement (Keraben or similar).

- Skirting boards in the same material.
- Matte finish in living areas and anti-slip in wet rooms and terraces.
- Porcelain tile 75x75 cm in the bedrooms (Keraben or similar) and on the stairs to the upper floor in two-storey villas.

Master bathroom

Porcelain stoneware plaster in indoor showers. Flooring porcelain stoneware 75 x 75 cm. (Keraben or similar).

Secondary bathrooms

Tiles of porcelain stoneware 75 x 75 cm. (Keraben or similar). The exterior areas and wet rooms will be non-slip. In compliance with the Technical Building Code DB-SUA.

Exterior Carpentry

- Exterior carpentry CORTIZO in lacquered aluminum (Ral 7012 matt basalt gray), with thermal bridge breakage. Lifiable slides in living rooms.
- Double safety glass and insulation with different thicknesses according to the size of the holes. Laminated and tempered safety glass railings (8 + 8 or 10 + 10), with anchoring.
- In compliance with the Technical Building Code DB-HE (Energy Saving) DB-HR (Protection against noise)
- Pergolas and facades of fir wood laminated in hazel.

Interior Wooden Carpentry

- Entrance door to properties with three-layered wood on steel security frame, with hidden fittings and security lock.
- Interior doors of wood. Hidden hinge.
- Furniture under washbasins in master bathroom.
- Built-in and finished wood fitted wardrobes

with drawers, shelves and hangers. With embedded handles.

GENERAL SYSTEMS

Plumbing

Polyethylene pipelines with return system for hot water and insulating shells. Stop cock (cold and hot) at the entrance of the house and each wet room.

Service taps on terraces.

Individual water softener system (decalc) at the beginning of the water supply installation.

Solar panels for the supply of ACS. Supplied with a second electric heater.

Sanitation

Separate system with independent networks for rainwater and wastewater.

High resistant reinforced PVC collectors, reticulated tile color and reinforced concrete wells.

Siphonic chamber at the exit of each property before joining the network.

Siphon in each wet room.

Sewers and security gargoyles on flat roofs.

Electricity

Complete installation of electricity with switches and sockets of high quality brand GIRA, and main and secondary boxes. In compliance with the REBT.

Hot water system

A total provision of 500 litres: 300 litres attached to the solar panel system supplemented by a further 200 litres via electrical backup.

Lighting

Exterior and interior architectural lighting. Lines of channeled LEDs located in suspended ceilings in living room and master bedroom.

Recessed lights on all suspended ceilings.

Surface luminaires in the basement.

Spotlighting on exterior walls.

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Garden lighting with lamp posts, equipped with adjustable projectors according to the design of landscaping.

BATHROOMS

Master Bathroom

- Double washbasin, with low tinted wood furniture.
- Suspended toilets with cushioned closing.
- Recessed rain shower 40x40cm., with thermostatic taps.
- Tempered glass shower enclosures.
- Shower trays in the same material as flooring.

Secondary Bathroom

- Simple washbasin.
- Suspended toilets.
- Metal matt flush buttons.
- Hanging shower.
- Single lever taps.

Kitchens

SIEMATIC (or similar) kitchen, completely installed with fronts of doors and drawers in titanium and Sienna oak, top in finished metal finish and white silestone counter (or similar). Multifunction oven, microwave oven, fridge/freezer, integrated ceiling extractor, induction plate (4 burners), dishwasher and wine cooler. Front washer and dryer (in laundry)

GARDENS & POOLS

Exterior and Garden

- Fully finished garden with lawn and white pebbled areas.
- Decorative bushes and feature flowers.
- Decorative trees and shade. (The Landscaping design includes tree species such as Jacaranda, olive, lemon and

bougainvillea, among others.)

- The fencing of the perimeter will be composed of simple twisting metal fence and hedges.
- Automatic irrigation system.
- Exterior enclosures and walls.
- Brick wall enclosure, plastered and painted with decorative grille and interior hedge.
- Pedestrian doors with video intercom and automatic garage doors with remote control.
- Internal retaining walls in breakwater stones with plantation of hanging species.

Swimming pools

Individual salt water pool with pump and filtration system, finished in water-blue glazed mosaics (25x25 mm) and LED bulb lighting.

ADDITIONAL FIXTURES

Telecommunications

- TV, Telephone and Internet connections in living room, kitchen and bedrooms, of the same brand as the housing mechanisms.
- Antenna for satellite television.
- Video intercom
- External plate and intercom in the entrance hall to the house.

Heating & Air conditioning

- Underfloor heating system for water throughout the property with individual control per room, and electrical system in the bathrooms, except basements.
- Air conditioning ducts in all rooms, with individual control, except basements (Panasonic).
- Ventilation system and renewal of air throughout the property, according to the technical code DB-HS.
- Solar panels with accumulation system for ACS.

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Security

- Pre-installation of alarm system in the property.
- Safe in master bedroom.

House Numbering & Mailboxes

Stainless Steel 3D number plaques.

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