

TECHNICAL SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundations with rigid footings braced by ribs in both directions and shielded with walls on each level; calculation according to earthquake resistance regulations and Geotechnical Study.
- Reinforced concrete structure with waffle slab, according to regulations. Reinforced concrete retaining walls.

ROOFS

- Non-trafficable inverted flat roof, with slopes, waterproof layer and solid thermal insulation. Finished with a layer of gravel.
- Trafficable flat roof, with slopes, layer of expanded clay, waterproof layer and solid thermal insulation. Stoneware tile finish.

ENCLOSURES AND PARTITION WALLS

- Envelope wall made with 11 cm ceramic brick, internally rendered. Air camera with thermal insulation and soundproofing by means of a 40mm panel and inner cladding panels of Pladur plasterboard.
- Partition walls made of Pladur or similar plasterboard with various thicknesses, complying with regulations, and properly isolated and damp-proofed in wet areas.

FLOORINGS

- Wooden floor with top quality wooden planks throughout the house except in bathrooms, toilet, laundry room and kitchen. Skirting boards of the same material.
- Top quality stoneware floor tiles in bathrooms, toilet, laundry room and kitchen. Non-slip pattern imprinted concrete in terraces and access areas.
- Top quality technological wooden beach adjacent to the swimming pool.
- Metal inner staircases, according to D.F. design, with stainless steel banisters and steps made of wood similar to that on the floor.

EXTERNAL CARPENTRY

- External carpentry in white lacquered aluminium, to be sliding or hinged, with security locks and stainless finish.
- All the external windows in double glazing with insulating cavity, Climalit or similar.
- Roller shutters, made of aluminium slats, with electric automated operation.
- Electronic metallic garage door equipped with remote control.
- Stainless steel handrail and balusters on external terrace banisters, according to design.

INTERNAL CARPENTRY

- Vertical security entrance door, consisting of one reinforced leaf with top quality wooden finish, steel sub-frame, security lock and security iron fittings.
- Internal doors made of MDF boards, with dark wengue wood, lacquered finish, an upper fixed element up to the ceiling, and top quality iron fittings and handles.
- Built-in wardrobes in bedrooms, with folding doors made of MDF boards, with flat surfaces and lacquered finish. To be lined and fitted with drawers, clothes rail and storage space.

WALL COATINGS

- Façades and external walls coated with one continuous waterproof layer.
- False ceilings made of laminated plasterboard, PLADUR or similar.
- Top quality tiles of standard format in bathrooms, toilet, laundry room and kitchen. Decorative border tiles. Different compositions depending on the design and the kind of room.

PLUMBING AND BATHROOM FITTINGS

- Top quality vitrified porcelain bathroom fittings, in white, with wall-hung fittings.
- Main bathroom fitted with hydrotherapy bathtub and adjacent shower plate.
 - 2 electric water heaters of 100 litres capacity each.
 - Top quality stainless steel single lever tap fittings.
- Plumbing system with polypropylene pipes to comply with the regulations and with AENOR certification.
- Drainage circuit with approved PVC pipes.

ELECTRICAL

- High electrical installations, with main electrical control panel and switch for each one of the independent circuits, with conductor sections complying with the Low Voltage Electro-technical Regulations.
- Top quality wall switches and sockets, large format, model Aura, BJC brand.

AIR CONDITIONING

- Installation of air-conditioning units with heat pump using multi-split system, to be fitted in living-room and all bedrooms and with independent thermostats and remote control.

TELECOMMUNICATIONS

- Telephone and TV/FM sockets in living-room, bedrooms and kitchen.
 - Satellite dish for satellite TV.
 - Video entry phone with external camera and two monitors and opening systems – one for each floor.
- To Comply with the Common Telecommunications Infrastructures (I.C.T.) regulations and with the specific project.

KITCHENS

- Kitchen fitted with base and wall cabinets, consisting of frame in melamine board and dark wengue wood finish.
 - Granite worktop.
- Stainless steel sink. Top quality single lever tap, with revolving spout.
 - Extractor hood.
- Installation for tumble-dryer, washing machine and dishwasher, with waste pipe and water service tap.

SPECIAL FITTINGS. OTHERS

- Top quality electric lift to connect the three floors vertically, with automatic doors and which can carry 4 people.
- Suspended swimming pool with concrete basin. Finished with coating of gresite (vitreous glass mosaic tiles), with underwater lights.
 - Intruder alarm system.
- Reinforced concrete pergola according to design, for parking use.