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## **BUILDING SPECIFICATIONS**

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### **FOUNDATIONS AND STRUCTURE**

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- Reinforced concrete by means of isolated footings and one-way slabs according to Geotechnical Study.
- External straight staircase with reinforced concrete treads.
- Internal straight staircase with reinforced concrete treads.

### **EXTERNAL ENCLOSURE**

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- Painted single-layer façade cladding + 12 cm triple hollow brick + mortar rendering 1cm + air chamber 2.5cm + EPS 8cm + hollow brick 7cm + interior surface finish.

### **COVER**

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- Non-trafficable flat with XPS 8 cm insulation, with gravel finish. Space for air installations conditioning and pre-installation of solar panels.
- Passable solarium finished in porcelain stoneware type C3 and 8 cm XPS insulation.

### **FACADE**

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- White monocoat with protective paint.
- Porcelain stoneware, format and colour to be defined by the project management.

### **INTERIOR PARTITIONS**

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- 7 cm LHD brick clad with gypsum plaster + paint.

### **BATHROOM LININGS**

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- In top quality porcelain stoneware, neutral colour.
- Optional: decorative stoneware finish on one wall.

### **INDOOR AND OUTDOOR FLOORING**

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- **Int erio**, in top quality porcelain stoneware with skirting board in the same material.
- **Ext erio** The floor tiles are made of top quality, non-slip porcelain stoneware, in the same range as the flooring laid inside.

### **INDOOR AND OUTDOOR LIGHTING**

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- **Inside**, LED lighting, ceiling spotlights in kitchen and sockets according to regulations.
- **Outside**, Exterior wall lights on façade according to exterior design.

## EXTERIOR CARPENTRY

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- In aluminium with European seal and aluminium thermal break.
- Entrance door with security lock.

## INTERIOR CARPENTRY

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- **Cocina:**
  - Amueblada con muebles altos y bajos lacada, equipada con fregadero de un seno en acero inoxidable.
  - Induction hob, mixer tap and A++ rated ceiling extractor fan.
  - Silestone type quartz worktop or similar.
- **Passing doors:**
  - In light-coloured lacquered smooth finish wood (height 210), with designer steel handles chrome finish and concealed hardware. Folding and sliding.
- **Wardrobes:**
  - Sliding wardrobe doors lacquered in light colour. Interior finish of wardrobes with shelves, drawer unit and hanging rail, adapted to the dimensions.

## GLASS

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- In double-glazed windows with air chamber, low emissivity, according to CTE.
- Double sliding doors with blinds in living-dining room-kitchen and bedrooms and tilt and turn doors in bathrooms and gallery.
- Translucent glass in bathrooms and gallery.
- Built-in glass balustrade in solarium.

## SANITARY WARE AND FITTINGS

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- Toilets
- Designer white W.C.
- Countertop washbasin in cabinet according to interior design.
- Shower with resin shower tray and thermostatic mixer taps in chrome finish.
- Single lever chrome designer basin mixer taps.

## PAINTING

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- Type Plain white.

## HEATING AND AIR CONDITIONING

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- Preinstalación de aire acondicionado.
- AirZone system (AACC zoning).
- Electric heater with Aerothermal System (NUOS 200 WIFI or similar).
- Installation of single-flow air renewal with window ventilators.

## EXTERIORS

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- **Jardín:** White marmolina gravel finish, with available landscaping, lighting and shower..
- **Valla:**
  - Main access façade from public road of 1.00 m single-layer clad wall and iron fittings. steel.
  - Dividing walls: 1.50m painted single-layer coated wall.
  - Pedestrian and vehicular access doors made of galvanised sheet metal with 'Z' profile in the same colour as the door. exterior carpentry.

## EQUIPAMIENTO ESPECIAL

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- **Swimming pool:** 7 x 3 water sheet with gresite.
- **Basic Home Automation System (Optional):**
  - Control of exterior lighting.
  - General switching on/off of the dwelling: Enable/Disable lighting.
  - Fixed black-and-white control screen for individualised control of:
    - Exterior lighting
    - Enable/disable lights.
    - Water cut.
  - Technical flood (3 zones) and fire alarms.
  - Blinds control.
  - AACC programming.
- **Paquete de electrodomésticos. NOT INCLUDED** (refrigerator, oven, dishwasher, microwave oven, washing machine and dryer)optional.

## FALSE ROOFS

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- Laminated plasterboard, removable in bathrooms and gallery for recording installations.