

BUILDING SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Foundation of reinforced concrete footings calculated according to geotechnical studies and current resistance regulations.
- Structure of reinforced concrete according to current resistance regulations and formed with **pillars, beam and pot floor and metal frame in stairs.**

10-year guarantee on damage to property when caused by defects affecting foundations (inherent defects insurance).

ROOFS AND TERRACES

- **Flat accesible roof made of light mortar in form of slopes and double waterproofing layer reinforced with fibreglass.**
- Thermal insulation by means of 8-cm-thick extruded polystyrene panels.
- **Surface finish with first quality stoneware**

FACADE

- Exterior facade made of 12-cm-thick double hollow bricks plastered on the inside, with 3 cm air chamber and **8-cm-thick thermal insulation and 7-cm-thick double hollow bricks finished in plaster.** Single-layer and stoneware coating.

INTERIOR PARTITION WALLS

- Partition walls made of 7-cm-thick double hollow bricks, perfectly plumbed and prepared to be **finished in plaster or tiling.**

CARPENTRY

- Aluminium exterior carpentry, with folding or sliding opening according to design and thermal bridge breakage ensuring appropriate insulation.
- Security front door reinforced with three-point lock.
- Smooth interior passing doors made of MDF and laquered in white.
- Built-in wardrobes in all bedrooms, with folding doors in the same color as passing doors, lined inside, in modular system and provided with racks and hanging bar.

FLOORING

- **Interior floor tiling in first quality ceramic stoneware. Skirting boards of the same material.**
- **Exterior floor tiling in first quality ceramic stoneware.**

INTERIOR FINISH

- First quality stoneware tiles in bathrooms.
- Smooth plastic paint in white or similar colour (according to clients' choice)
- False ceilings made of smooth plaster and white colour paint.

GLAZING

- Low-emission double glazing, 3+3/12/3+3 class or similar.

KITCHEN

- High and low cabinets in kitchen, all of them lacquered in white with wood details.
- Ceiling extractor fan.

BATHROOM FITTINGS AND TAPS

- **White porcelanic bathroom fittings.**
- Countertops basins in bathroom cabinets with mirror.
- Suspended sink furniture with two drawers, to choose between several coating options.
- First quality mixer taps.

POOL

- Optional: 6x3m (18m²) private pool provided with **filter** equipment, programmer, two underwater lights and shower.

ELECTRICAL INSTALLATIONS

- High power electrical installation 9,2 Kw.
- Fittings: Niessen Zenit brand or similar in white colour.
- Lights: portholes and downlights inside the house.
- TV sockets in living room, bedrooms.
- Telephone sockets in living room and bedrooms.
- Access to telecommunications services in living room and bedrooms.
- Wall lamps in exterior walls.

INSTALLATIONS

- Ducted air-conditioning and heating preinstallation with adjustable impulsion grilles.
- Domestic hot water production by means of air – water heat pump with accumulation of 110lt and use of renewable energy (aerothermal).

OTHERS

- **Concrete blocks fences with single-coat finish enclosing the plot**
- Electric motor preinstallation in the car access door

NOTE:

The company reserves the right to make necessary modifications during the course of the execution of the works, due to technical, legal or commercial reasons, without this involving any reductions in the overall level of quality.