

# Building specifications

## FOUNDATION AND STRUCTURE

Foundation with slab and reinforced concrete walls. Mixed structure with reinforced concrete and steel pillars and reinforced concrete two-way waffle slab.

## FACADE AND OUTER WALLS

Outer walls made of 6-inch or 12-inch perforated brick (depending on the floor) rendered inside, thermal insulation with projected polyurethane, air cavity, Rockwool insulation and a layer of laminated plaster on a self-supporting structure of galvanized steel profiles.

External surface rendered with trowelled mortar and finished with plain acrylic paint.

Flat passable roof and terraces.

## PARTITIONS

Separation between homes with soundproof brick walls finished on both sides with a layer of laminated plaster on self-supporting structure of galvanized steel profiles and Rockwool insulation.

Partitions with a layer of laminated plaster, hydrofuge plasterboard on wet rooms, on a self-supporting structure of galvanized steel profiles and internal Rockwool insulation.

## FLOOR AND WALL CLADDING

General indoor flooring with top quality porcelain tiles with white lacquered wooden skirting boards. Tiled interior staircase.

Tile flooring in terraces and porches.

Bathroom tiling with top quality tiles on shower and sink area.

Ceilings with laminated plaster plates or hydrofuge plaster plates on wet rooms.

Plain matt plastic paint on horizontal and vertical surfaces inside the home.

## WOODWORK AND METALWORK

Security entrance door.

White lacquered wooden interior doors.

Built-in wardrobe fronts same as room doors, with hinged doors, inside textile texture melamine lining, top compartment and hanging rod. In L shaped walk in wardrobes, wider side with hanging rod and top compartment, and narrow side with shelves.

Metalwork in lacquered aluminium, with thermal break, hinged, tilt-and-turn or sliding windows according to design, double-glazing and air cavity.

Bedroom darkening through lacquered blinds filled with foam. Ground floor apartments also with motorized blinds in living rooms.

Terrace glass railings.

Terrace separation between homes by means of a brick parapet combined with lacquered metal panels.

## SANITARY FACILITIES

High quality sanitary fittings of vitrified porcelain, with chrome-plated mixer taps, models to be chosen by Project Management.

Wash basin cabinet, bathroom mirror and light, models to be chosen by Project Management.

Shower screens.

Domestic hot water and air conditioning through aerothermics.

Kitchens and bathrooms mechanical ventilation.

Installations according to TBC (Technical Building Code).

## ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

Top quality electrical mechanisms.

Communal aerial with TV sockets in living-room and bedrooms.

Video-door phone.

Terrace lighting installation.

Parking places with electric vehicle charging station preinstallation.

## COMMUNAL AREAS AND SWIMMING-POOL

Parking places and storage rooms in basement.

Swimming-pool in enclosure.

External communal areas floored with tiles chosen by Project Management.

Communal road and garden lighting.

## MISCELLANEOUS

Kitchens equipped with high and low furniture, depending on the home, worktop and the following appliances:

- Ceramic hob
- Extractor hood
- Electric oven
- Microwave
- Dishwasher
- Refrigerator
- Washing Machine