

Vistas de la Resina: BUILDING SPECIFICATIONS

SINGLE FAMILY HOUSING WITH SWIMMING POOL

GENERAL CONSTRUCTION

FOUNDATIONS AND STRUCTURES

- Reinforced concrete foundations and structure.

FAÇADES

- Exterior brick walls, interior walls with water repellent plastering, thermal-acoustic insulation and Pladur-type plasterboard on interior or similar.

EXTERIOR RENDERING

- Filleted cement mortar rendering
- Smooth acrylic elastomeric paint finish, Acritón or similar.
- Volume rendering (paneling) with mixed anchorage, porcelain tiles, Saloni Architect Gris model for similar.

INTERIOR PARTITIONS

- Single plaster board formed by two plates with thermal/acoustic insulation and water-resistant in bathrooms and kitchen.

ROOFS

- Non walk-on roof: formed by layer of lightweight Arlita-type concrete or similar, for the formation of slopes, laying cement mortar to regularize, modified tar membrane with polyethylene framework, layer of protection mortar, insulation with extruded polystyrene panel and geotextile, finished with gravel.
- Walk-on terrace: formed by layer of Arlita-type lightweight concrete or similar, for the formation of slopes, laying cement mortar to regularize, modified tar membrane, with polyethylene framework and layer of protection mortar, finished with C3 porcelain stoneware tiles from SALONI or similar, including treads and risers of exterior stairs.

INTERIOR FINISH

VERTICAL WALLS

- Application of top quality smooth acrylic paint on laminate plaster boards.
- Wall tiling with porcelain stoneware tiles in bathrooms and front wall of toilet (Majestic Ceniza 90x90, Majestic Ceniza 45x45 and Abstract Grafito 20x120 Models or similar ones) according to design.
NOTE: The laundry room and kitchen do not have tiles on the wall.

CEILING

- False plaster ceilings in the entire house, except for plasterboards in bathrooms.
- Special registers for air conditioning machines.

FLOOR TILING

- Large size earthenware on ground floor, in dry and humid rooms (Saloni Majestic Ceniza 90x90 model or similar).
- Large size earthenware in top floor, in dry and humid rooms (Saloni Majestic Ceniza 45x45 model or similar).
- 15 cm. high skirting board medium density fibre board lacquered white except on tiled stretches.
- C3 porcelain earthenware tiling on exterior terraces (Saloni Majestic Ceniza 45x45 model or similar).
- Monolithic smoothed concrete in garages.

BATHROOM FITTINGS

- Wall mounted toilet with built-in tank and soundproofing (Connect Model with hidden attachment, soft seat and fine lid from Ideal Standard or similar).
- White self-supporting ceramic sinks with wall-mounted cabinets with two soft-close drawers, white or coloured lacquered finish (Rythmik Model from Jacob Delafon for one sink or similar).
- White ceramic sinks on rectangular white ceramic countertop enameled on four sides and chrome drain, (Delta Model from Jacob Delafon or similar ones).

Note: These specifications are indicated only for descriptive reasons and are subject to changes or modifications for technical and legal reasons, or by decision of the project manager, without reducing quality (2018).

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- Shower made on site, bath tiling finished with anti-skid treatment and fixed transparent laminated glass partition.
- Single handle chrome taps with lever (Loft Model from Tress or similar).
- Built-in chrome thermostatic shower kit taps (Loft Model from Tress or similar).

KITCHENS AND LAUNDRY ROOMS

- Fully-equipped kitchen, with furniture, MATT LAMINATE, with WHITE SILESTONE countertop, including island lining, BOSH electrical appliances or similar (Oven, glass-ceramic hob, hood, dishwasher, fridge and combi fridge) and sink under countertop with FRANKE tap or similar.
- Standard furniture for laundry room, with low cabinets, including broom closet, BOSH electrical appliances or similar (washing machine and dryer).

INTERIOR JOINERY

- Normalised interior doors made of MDF lacquered white, vertical pantograph according to details of joinery specifications.
- Closets with sliding doors made of MDF boards lacquered white. Inside panels with white or colour melamine boards, with internal divisions and drawers.
- Interior lining of dressing closet with white or colour melamine board, with internal divisions and drawers.

EXTERIOR JOINERY

- Balcony sliding doors made of lacquered aluminium in the colour chosen by the Project Manager with thermal break system, Cor-Vision model from Cortizo or similar.
- Aluminium tilt and turn windows and fixed windows lacquered in the colour chosen by the Project Manager with thermal break system, Cor-60 model from Cortizo or similar.
- Motorized single block roller shutters in bedrooms, with aluminum slats lacquered in the colour chosen by the Project Manager.
- Exterior reinforced door made of Iroko wood with fixed top or side glass, depending on type.
- Double security glazing (4+4/8/4+4) in exterior joinery.
- Exterior handrails made of flat horizontal laminated steel bars and tubes, anti-corrosion paint and finish with mechanical particle paint, colour to be chosen by the Project Manager.

INSTALLATIONS

ELECTRICITY

- High voltage installation, in accordance with R.E.B.T. standards, with individual circuits.
- Top quality sockets and switches, Olas model from Niessen or similar.

LIGHTING IN DWELLINGS

- Lighting for different environments in the entire dwelling, FARO brand or similar, different models depending on the rooms.
- Wall lights OSLO model by FARO or similar.

TELECOMMUNICATIONS (TELEVISION-TELEPHONE)

- Telephone sockets, terrestrial and satellite TV in living room, kitchen and bedrooms.
- Installation of electronic video intercom.

HVAC, AIR CONDITTONING AND HEATING

- Air conditioning installation with conducts with independent circuits for every room.
- Heating system with water pipe radiant floor in the whole dwelling (except bathrooms where it will be electric) with ALTHERMA system by DAIKIN or similar.
- Electrical radiant floor in bathrooms.
- Installation of a support system using solar energy to produce hot water.

PLUMBING-SEWAGE

- Water distribution with polyethylene pipe and cut-off valves in every humid room and individual ones per device.

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MECHANICAL VENTILATION

- Hygro-regulated Controlled Mechanical Ventilation system.

OTHER INSTALLATIONS

HOME AUTOMATION

- Touch screen with web connection.
- On-Off HVAC control.
- Alarm system.

FIREPLACE

- Fireplace in living room (B and C type houses).

OUTDOOR AREAS

GARDENS

- Gardens with topsoil, grass and plants to be defined by the Project Manager.

OUTDOOR LIGHTING

- Installation of lighting in garden areas.

IRRIGATION

- Installation of irrigation system in garden areas.

SWIMMING POOL

- Private infinity swimming pool, inside lining with small "Gresite" type ceramic tiles, installation of filtering system and LIGHTING with water spotlights.

PAVEMENT

- Continuous colour stamped concrete paving in access areas for vehicles and pedestrians.

GARAGE DOOR

- Mechanical overhead garage door, finish colour to be chosen by Project Manager.

PLOT PERIMETER (SECURITY)

- Enclosure along road with wall made of concrete blocks, plastered and painted up to 1 meter high and steel plate perforated with squares, painted with anti-corrosion paint in the colour chosen by the Project Manager. Total height 1.80 meters.
- Retaining wall with large stones and self-supporting electro-welded mesh panels painted green with appropriate garden hedge.
- Self-supporting electro-welded mesh panels painted green with appropriate garden hedge between separations of plots of the development.
- Mechanical swing gates for access of vehicles, made of steel plate perforated with squares, with anti-corrosion paint in the colour chosen by the Project Manager.
- Pedestrian swing doors made of steel plate perforated with squares, with anti-corrosion paint and finish with the colour of paint chosen by the Project Manager.