

Building specifications

STRUCTURE

- Structure made up of HA-30 reinforced concrete columns and slabs, and steel columns of laminated steel.

ROOF

- Non accessible flat inverted roof, with polystyrene insulation, waterproofing by means of asphalt fabric and white gravel finish.

PARTITIONS AND FACADES

- External enclosure with 12 cm ceramic brick masonry, clad with single-layer mortar, and/or natural stone, with air chamber and thermal insulation.
- Interior partition walls of 7 and 9 cm thick ceramic bricks, clad with plaster or porcelain tiles.

REVESTIMIENTOS

- *Interior:* false ceiling of smooth plasterboard or similar, formed by plasterboard placed on a concealed galvanised steel structure.
- Wet rooms (bathrooms and kitchen): Pladur or similar false ceiling made of waterproof plasterboard, placed on a concealed galvanised steel structure.
- Rectified porcelain tiles in large formats (60x120cm, 40x100cm approx.) made by Rocersa, Burlington White model on bathroom walls.
- *Exterior:* false ceiling made of plasterboard for semi-open-air exterior (on terraces).
- Ceramic tiles similar to wood for finishing exterior walls, rectangular format 30 x 100 cm or similar.
- White single-layer coating on the facades.
- Window sills with drip edge in Capri limestone or similar.

FLOORING

- 60x120cm porcelain floor tiles by Rocersa, Burlington White model or similar.
- Vitacer 60x60cm non-slip porcelain flooring for exteriors and terraces, The Rock Pearl model or similar.
- Ceramic skirting board in the same model as the flooring.
- Imprinted concrete paving (at vehicle access).

EXTERIOR CARPENTRY

- Aluminium joinery for sliding, lift-and-slide and folding windows and balconies, by the Cortizo brand, series COR-4500 for lift-and-slide and COR-3000, 3500 for fixed and folding (according to the manufacturer's recommendations) in texturised grey Ral TX-7022 or carpentry of similar characteristics.
- Motorised blinds with automated control in rest areas.
- Security front door in solid iroko wood, with panelling on both sides.
- Automatic automatic car entrance gate.

INTERIOR CARPENTRY

- Single panel doors up to the ceiling with concealed hinges in American walnut or white lacquered finish.
- Wardrobes with hinged and/or sliding lacquered and mirrored doors.
- Cabinet interiors in American walnut melamine or lacquered white.

PLUMBING AND SANITARY

- Bathroom taps for shower and ceiling shower head (30 cm diameter) made by Hansgrohe.
- Single-lever mixer taps for washbasins, the Logis model made by Hansgrohe brand.
- Extra-flat shower tray made of the same stoneware as the flooring.
- Wall-mounted toilets with concealed cistern, Arquitect RD model, made by the Villeroy&Boch brand.
- Bathroom furniture with white drawer unit and American walnut shelf. Countertop washbasin with Hansgrohe taps.

ELECTRICAL INSTALLATION

- High voltage protection panel for low voltage electrical installation.
- Lighting points, pushbuttons, socket outlets, socket towers with Bticino or similar mechanisms, and a matt aluminium finish.
- Electrical registers for electrical installation in the ceiling of the interior of the cabinets.
- Telecommunications installation.

CLIMATE CONTROL

- Pre-installation of two ducted air conditioning machines (hot/cold) on ground floor and first floor.
- Installation of solar panel for Sanitary Hot Water with backup electric boiler.

BIOCLIMATIC DESIGN

- Housing designed for optimal energy saving by taking advantage of natural resources such as orientation, cross ventilation, wind protection and water sheets.

HOME-AUTOMATION

- Home automation installation with Bticino or similar touch screen, interior lighting control, shutter actuator commands, air conditioning on/off control, flood and fire detection, and video intercom incorporated into the home automation system.

KITCHEN

- Bosch or similar kitchen equipment consisting of ceiling-mounted extractor hood and induction cooktop
- Kitchen furnishing in lacquered white for wall and base units, with white Gola handle, with Blum or similar brand fittings and hinges and worktop in dove white, grey or similar silestone.

GARDEN AND POOL

- Swimming pool with tiled finish.
- Lawn and natural trees with automatic watering system and outdoor lighting.
- Steel fence with slats facing the sea.