

## Building Specifications



### STRUCTURE AND PARTITIONS

Reinforced concrete structure, seismic, calculated according to the Spanish Instruction E.H. and European guidelines, with sanitary anti-humidity floor and reticular floor. Concrete tests, steels and service tests, carried out by an external approved laboratory.

Double wall of 12 centimeters on the outside, plastered on its inner face, extruded high density thermal insulation and wall to form an insulating chamber of 7 centimeters, thus providing a great thermal and acoustic insulation in the house.

Rectified porcelain coating taken with large format elastic glue on thermal insulation in contact with the sanitary floor, and acoustic insulation between floors.

Exterior cladding according to design in project and rest with mortar.

Interior coatings finished in plaster sprayed with smooth paint.

Suspended ceiling of plasterboard type with cord formation and decorative zone according to optional direction.



### DECK

Flat roof with lightened concrete slopes, thermal and acoustic insulation according to the project, double asphalt fabric and finish in selected stoneware or gravel flooring.



### KITCHEN

Kitchen equipped with high and low cabinets, above in compact quartz and decorative fume hood. Stainless steel sink. Installation of the oven and dishwasher sockets. Installation of the washer, dryer and aeroster sockets in the basement.



### EXTERIOR AND INTERIOR CARPENTRY

Carpentry in textured washed aluminum and thermal bridge. Blinds in bedrooms, large windows in the living room, security glass with camera and sun protection. Smooth doors taken in white sheet of 2.11 centimeters and 9 cm flashing on the lower floor. Built-in wardrobes with white washed sheets in all bedrooms, being dressing type in the master bedroom.



### SANITATION

Electro-welded polypropylene pipes with different diameters to guarantee the necessary flow to all points. Sanitary hot water by means of accumulator with aeothermia that provides a remarkable energy saving. Toilets in bathrooms on the main floor with built-in cistern.



### ELECTRICAL INSTALLATIONS

Pre-installation of telephone, internet and TV point in all bedrooms, living room and porch. Electrical installation in high security housing with a high degree of electrification of up to 9.2 KW, adaptable according to specific needs. Pre-installation of solar pannels.



### SPECIAL FACILITIES

Pre-installation of central air conditioning in all rooms for cold and heat, underfloor heating in bathrooms. Installation of video intercom, alarm, installation of electric shutters in bedrooms and reinstallation in kitchen and living room. Complete installation of charging point for electric car.



### OUTSIDE AREA

Fencing of the plot corresponding to the house with door for pedestrian and vehicle use, large slabs for access to the house, and parking area with flooring, gardens finished with artificial grass and decorative gravel according to design.



### SOLARIUM (OPTIONAL)

Roof perfectly waterproofed with thermal and acoustic insulation, finished with non-slip flooring and rest with gravel. Metal railing, point of light and water and reinstallation of electrical socket.



### WARRANTY

The house will be delivered with its corresponding Building Book, Certificate of Energy Efficiency category B and a ten-year insurance policy, which will cover for 10 years the damages caused by defects that affect the foundation and other structural elements.