

OUTLINE TECHNICAL BUILDING SPECIFICATIONS SEMI-DETACHED

EARTH MOVEMENTS

- Land clearing and cleaning with a minimum depth of 25 cm, with mechanical means.
- Foundation excavation. According to the detail design project.
- Open air plot filling, with selected soil from the excavation, and compaction with a manually guided vibrating roller, until reaching a dry density not less than 95% of the Modified Proctor test, carried out according to UNE 103501.

FOUNDATIONS AND STRUCTURE

- Reinforced concrete structure according to technical building code (CTE) regulations.
- Direct foundation of isolated footings (HA-25/B/20/IIa+Qc) braced by beams in both directions, supported by foundation wheels that must have a minimum depth of 2.0 m of poor or cyclopean concrete following the recommendation of the geotechnical study.
- Reinforced concrete slab (15 cm), made with HA-25/B/20/IIa concrete with electro-welded mesh ME 20x20 Ø 5-5 B 500 T 6x2.20 UNE-EN 10080.
- A perimeter drainage system will be installed on the perimeter of the plot.
- Reinforced concrete pillars, made with concrete HA-25/B/20/IIa, with 30x30 cm. mid section.
- Unidirectional slab HA-25/B/20/I, with 30 = 25+5 cm depth; concrete vault, 60x20x25 cm; compression layer (5 cm), with electro-welded mesh ME 20x20 Ø 5-5 B 500 T 6x2.20 UNE-EN 10080.

FAÇADES

- Double-skin facade. Double 11 cm hollow clay brick for outer facade. Cavity with 6 cm thermal insulation. 7 Cm hollow brick for inner facade. Single layer mortar with a smooth finish. In white and other colours, according to design.
- The terraces edges will be made with 3cm thick limestone.

PARTITIONS

- Interior partition 7 cm thick, made of double hollow ceramic brick, to be covered, minimum 33x16x7 cm, received with industrial cement mortar, gray color, M-5.

PAINTING

- Smooth wall face, white finish or according to design.

GLAZING

- Double glazing with air chamber, according to Technical Building Code.
- Safety glass shower screens in bathroom, according to design.

ROOF

- Non-accessible flat roof, non-ventilated, with gravel, inverted type, slope from 1% to 5%, composed of:
 - Formation of slopes: cellular concrete
 - Waterproofing: SBS elastomer modified bitumen sheet, LBM(SBS)-40-FP
 - Separating layer under insulation: geotextile
 - Thermal insulation: rigid extruded polystyrene panel,(8cm)
 - Separating layer under protection: geotextile
 - Protection layer: 10 cm of gravel with 16 to 32 mm diameter.
- Plasterboard suspended through the house, accessible where the air conditioning is located.

BATHROOM FINISHES

- Stoneware tiles according to interior design.
- Floor: Porcelain floor tiles.
- Walls: Porcelain wall tiles

INDOOR AND OUTDOOR FLOOR TILES

- Indoor: Stoneware matte tiles. Floor: porcelain floor tiles.
- Outdoors, the same type of tiles as inside with low grade non-slip stoneware tiles around swimming pool.

INDOOR AND OUTDOOR LIGHTING

- Electrical installation according to cte building regulations and rebt low-voltage regulations.
- Indoor: downlight LED PHILIPS Slim Ledinaire 11W DN065B. White light switches or similar.
- Schuko type sockets according to regulations.
- Outdoor: Philips Python 4000K on façade or similar.
- Installation of individual TV system and digital terrestrial television (DTT) and high definition television (HDTV) from terrestrial broadcasts. According to detail design drawings.
- Conventional anti-vandal color video door entry kit for single-family homes.

PLUMBING AND WASTE WATER NETWORK

- Plumbing:
 - The plumbing installation will be carried out in accordance with the plans, the Basic Installation Standards and the Technical Building Code. Pipe for interior plumbing installation, placed on the surface, made of cross-linked polyethylene pipe (PE-Xa), series 5.
- Waste water network:
 - It will be made with PVC pipe with mineral charge with sufficient sections for its proper functioning in accordance with the CTE.

SWIMMING POOL

- Enclosure formation:
 - Brick wall as lost formwork for a rectangular pool basin, 9 cm thick, made of double hollow ceramic brick. Shotcrete HA-30/F/12/IV, sprayed by wet method to form the swimming pool, 20 cm thick, with double electro-welded mesh ME 15x15 Ø 6-6 B 500 T 6x2.20 UNE- EN 10080, and steel reinforcement frame UNE-EN 10080 B 500 SD, quantity 2 kg/m³.
- Swimming pool tiles:
 - White glazed stoneware mosaic tiles, non-slip finish.
- Equipment:
 - Complete filtration equipment for swimming pools with a volume of 50 m³.
 - Electric panel for control for a pool with a volume of 50 m³.
 - Outdoor shower.

EXTERIOR JOINERY

- External aluminium joinery, European brand, with thermal bridge breakage, lacquered RAL colour according to design.
- Home entrance door in powder-coated thermo-lacquered aluminium, security block, 110x270 cm, white RAL 9010 finish.
- Steel gate door with a grey finish, one folding leaf, dimensions 120x220 cm, for pedestrian access, and manual opening.
- Metal gate door with grey finish, sliding leaf, dimensions 315x180 cm, made with 2 mm perforated folded metal sheet, on a frame with a 150x50x2 mm profile, according to project specifications.

INTERIOR JOINERY

- Kitchen:
 - High, low and wall cupboards, according to design. MDF and gloss white according to the design, touch opening (no handles).
 - Individual stainless-steel sink under counter. Franke Maris MRX 110-50.
 - Pull-out kitchen tap with two settings. Teka high removable tap IN 938.
 - "Silestone" or similar quartz worktop in white or as per design.
- Bosch electrical appliances:
 - Induction hob PUC631BB2E.
 - High efficiency extractor hood model DID09T951, Series 8.
- Interior doors:
 - Plain white lacquer finish, (standard height), Castalla brand Murillo, with steel handles with chrome finish and concealed hinges.
- Wardrobes with sliding doors with white lacquered finish, the same series as interior doors. Fitted inside with shelves, drawers and hanging bar. According to measurements and design.

BATHROOMS

- Modern design bathroom unit with sink, mirror and built-in led lighting.
 - Washbasin: Torvisco Taiga or similar.
 - Extra-fine centred Torvisco Moonstone and Torvisco Cube or similar.
 - Mirror: Torvisco Noom and Torvisco Sense 4 or similar.
- Duravit durastyle wall-mounted toilet or similar according to construction supervisors and built-in tank.
- Shower tray.
- Tap for thermostatic shower with chrome finish. Duravit model B14220000010 or similar.
- Single lever washbasin tap in chrome finish, with aerator for greater water use efficiency. Duravit model B11010001 or similar.

CENTRAL HEATING AND AIR CONDITIONING AND SERVICES

- Air conditioning inverter with heat pump, and high-density glass wool duct system.
- Preinstalled electric towel warmers in bathrooms.
- Ventilation system.
- AeroTherm Heat Pump hot water heater.

EXTERIOR:

- Garden
 - Landscaping according to villa with gravel areas.
 - Grass seed (*Stenotaphrum secundatum*).
 - Hand strewn limestone gravel.
 - Garden consisting of:
 - 4 units. *Citrus x sinensis* (orange).
 - Drip irrigation system.
 - Pedestrian access to plot with video intercom.
 - Car access with printed concrete.
 - Metal door with steel grey finish, single hinged sheet, dimensions 120x220 cm.
 - Motorised metal gate with remote control, steel finish, one sliding sheet, dimensions 315x180 cm, made with one sheet of folded sheet of 2 mm thick, perforated with 3mm diameter, on frame with 150x50x2mm profile.
 - Plot fencing by a wall of 1 meter height.
 - Outdoor lighting.

If any of the items described above are not available a new item would be agreed between the purchaser and the vendor

Extras comunes/ Common extras	Price / Precio
Aumento de m ² de piscina / Increase in m ² of swimming pool	700,00 €/m ²
Aumento de m ² pavimento exterior / Increase in m ² of outdoor pavement	130,00 €/m ²
Aumento de m ² de vivienda / Increase in m ² of floor built	3.300,00 €/m ²
Aumento de m ² de garaje / Increase in m ² of garage	1.400,00 €/m ²
Aumento m ² de garaje en sótano / Increase in m ² of garage in basement (SANTOLINA)	1.700,00 €/m ²
Cambio de césped natural por artificial gama media / Artificial grass instead of natural	40,00 €/m ²
Calefacción para piscina (80m ³) POOLEX o similar / Pool heating POOLEX or similar	6.900,00€
Aumento m ² de solarium / Increase in m ² of solarium	175,00 €/m ²
Muro de obra con lamas de aluminio / Fence: concrete wall + aluminium louvers	498,00 €/m
Chill out en jardín con brasero de gas de 3x3 / Chill out in the garden with gas heater	8.650,00 €
Escaleras metálicas con peldaños de cerámica a solarium / Exterior steel staircase with ceramic steps to solarium	6.460,00€
Frigo americano BOSCH / American fridge BOSCH (SANTOLINA)	2.510,00€
Puerta de acceso a garaje desde vivienda / Kitchen fire door to garage (SANTOLINA)	450,00€
Incremento de paneles solares hasta 5,5Kw / 5,5 Kw Solar panels increase (SANTOLINA)	6.540,00€

Taxes not included in Price/Precios no incluyen impuestos