

OUTLINE TECHNICAL BUILDING SPECIFICATIONS VILLA AQUA

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.
- Metal staircase, made of steel S275JR. Made up of two 15 mm thick plates as a supporting structure, with a staggered shape (following the project specifications) connected to the floor and ceiling.
- Stairs railing, made of 16mm diameter stainless steel rod with 7cm separation, joined by welding to the upper metal tube of 50x50x2 connected to the upper slab and to the perimeter support plate of the stairs.

FAÇADES

- Double-skin facade. Double 11 cm hollow clay brick for outer facade. Cavity with 8 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, 33x16x7 cm, received with industrial cement mortar, gray color, M-5.

PAINTING

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

ROOF

- Accessible flat roof, non-ventilated, with fixed flooring, inverted type, slope from 1% to 5%, for private pedestrian use, 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: 4 cm thick M-5 cement mortar that will serve as the base for the fixed flooring.
- 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

- High-range stoneware tiles according to interior design.
- Floor: Altamura Pearl natural finish porcelain floor tiles.
- Walls: Varenna Wall Carrara floor and Altamura Wall gray wall tiles.

INDOOR AND OUTDOOR FLOOR TILES

- Indoor: high-range stoneware matte tiles. Floor: Altamura Pearl natural finish porcelain floor tiles.
- Outdoors, the same type of tiles as inside with low grade non-slip stoneware tiles around swimming pool.
- Steps on metal staircase leading to the first floor with the same stoneware tiles as the floor indoors. The staircase has a railing made of 16mm stainless steel rods spaced 7cm apart.

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.
- Schuko type sockets according to regulations.
- Outdoor: Led Philips Utrecht and Philips Calgry 4000K on façade.
- 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, 50x50x6 mm.
- Equipment:
 - Complete filtration equipment for swimming pools with a volume of 75 m³.
 - Electric panel for control for a pool with a volume of 87 m³.
 - Outdoor shower.
 - Preinstallation for swimming-pool heating.
 - Waterfall made of jets coming from a rectangular metal beam creating a water string curtain.

EXTERIOR JOINERY

- External aluminium joinery, European brand, with thermal bridge breakage, lacquered RAL colour according to design and door frames with outside access sunken in the floor. Model: Cortizo Cor 4700.
- Solar control with automatic blinds, with perforated flame-retardant fabric, PVC-free and halogen-free fiberglass, motorized drive.
- 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.

GLAZING

- Double glazing with air chamber and low thermal emissions, according to Technical Building Code.
- Safety glass shower screens in bathroom, according to design. Model: Torvisco Rimini.
- GlassFit SV-1301 Top "COMENZA" modular railing system, without handrails, with anodized aluminum mounting profile, capable of withstanding a force according to CTE DB SE-AE, with a maximum height of 90 cm, for laminated safety glass; fixed on concrete with a zinc-plated steel rod.

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. Mepamsa Stilo 40.50 Plus.
 - Pull-out kitchen tap with two settings. Teka high removable tap ARK 938.
 - "Silestone" or similar quartz worktop in white or as per design.
 - Bosch electrical appliances:
 - Induction hob PUC631BB2E.
 - High efficiency extractor hood model DFS067A50, Series 4.
 - Refrigerator KGN36VI3A.
 - Oven HBA510BR0.
 - Microwave BFL520MS0.
 - Built-in dishwasher SMV41D10EU.
 - Built-in washer-tumble drier WKD24361EE.
- 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.
 - Extra-fine centred Torvisco Moonstone and Torvisco Cube.
 - Mirror: Torvisco Sila and Torvisco Sense 4.
- Duravit durastyle wall-mounted toilet or similar according to construction supervisors and built-in tank.
- Floor level shower with the same finish as the floor.
- Tap for thermostatic shower with chrome finish. Duravit model B14220000010.
- Single lever washbasin tap in chrome finish, with aerator for greater water use efficiency. Duravit model B11010001.

CENTRAL HEATING AND AIR CONDITIONING AND SERVICES

- Air conditioning inverter with heat pump FUJITSU ACY71UIA and FUJITSU ACY100UIA, and high-density glass wool duct system.
- Preinstalled electric towel warmers in bathrooms.
- Underfloor electric radiant heating in bathrooms
- Complete ventilation system with heat recovery.
- Electric boiler: JUNKERS ELACELL (100L).
- Photovoltaic solar panels with inverter and connected directly to the electricity grid (1,32Kw).

BASIC HOME AUTOMATION

- Airzone Basic Athome Installation. Configurable and customisable for:
 - Lighting scenes.
 - Programmable on and off lighting.
 - Water cuts
 - Fire and flood alarms.
 - 4 blind modules control for 8 blinds.
 - 2 lighting modules. 16 point control.
 - 1 dimmable module control 4 points.
 - Technical alarm kit
 - Home automation via the internet.
 - Control tablet with touch screen.
 - Climate control.
 - Central system Aquazone
 - Fujitsu gateway module
 - Bluface Cable Thermostat

EXTERIOR:

- Garden
 - Landscaping according to villa with grass and gravel areas.
 - Grass seed (*Stenotaphrum secundatum*).
 - Hand strewn limestone gravel.
 - Garden consisting of:
 - Perimeter hedge. Cyprus (*Cupressus sempervirens*) 1-1.25 metres high, four plants per metre.
 - 2 units. Olive (*Olea europaea*), 60 - 80 cm in diameter.
 - 2 units. Citrus x sinensis (orange).
 - 30 m2 approx. Common yarrow (*Achillea millefolium*) 0.15-0.60 metres high, 4 plants / m2
 - Drip irrigation system.
 - Pedestrian access to plot with video intercom.
 - Metal door with steel grey finish, single hinged sheet, dimensions 120x220 cm.
 - Road access with exclusive design automatic sliding gate.
 - 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 enclosed with wire mesh and hedge. Plot fencing by means of simple twist mesh, 40mm mesh pitch and 2/3 mm in diameter, galvanized and plasticized finish in RAL 6015 green and painted steel posts 48 mm in diameter and 2 m high.
 - Outdoor lighting.
- Swimming pool
 - Dimensions according to design.
 - Outdoor shower.
 - White mosaic tile finish.

EXTRAS:

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- Washingtonia robusta, 3 metres high.
- Artificial Grass, 30mm high.
- Shutters: Gradhermetic GradStor 80. Adjustable foldable, concave-shaped slats, 80mm high and 13mm thick, edged with a stiffening ridge, joined by an adjustment ladder, decorated and protected with heat-strengthened paints in a continual process.
- Barbecue:
 - Single stainless-steel sink under counter. Mepamsa Stilo 40.50 Plus.
 - Kitchen tap. Teka high removable tap ARK 938.
 - "Silestone" or similar quartz worktop in white.
- Motorised sectional door with remote control. White finish, dimensions 300x250 cm. Sandwich panels are made of two steel supports, with high density rigid expanded polyurethane foam insulation, which ensure strong performance and efficiency.



Motorised sectional door



Extra: Barbecue design



Gradhermetic GradStor 80

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



Altamura Pearl



Altamura Wall gray



Varena Wall Carrara



Castalla brand Murillo



Star steel handles,
chrome finish



Cortizo Cor 4700



Automatic blinds



PVB laminated glass
10.10/0,76mm



Steps on metal staircase leading to the first floor
with the same tiles as the floor indoors.



Philips Calgary
4000K



LED PHILIPS Slim
Ledinaire 11W
DN065B



Philips Utrecht



Waterfall



BOSCH DFS067A50,
Series 4



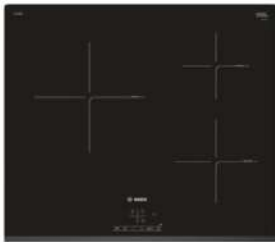
BOSCH SMV41D10EU



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Teka high removable
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BOSCH HBA510BR0



Torvisco Moonstone and Torvisco
Cube or similasteel finish



Torvisco Sense 4



Torvisco Sila



Duravit model
B11010001



Suspended Duravit
Durastyle lavatory



Torvisco Taiga modelo



Torvisco Rimini



Duravit model
B1422000010