

1. STRUCTURE

The Intempo Building is a residential skyscraper with 52 floors (five of which are mechanical floors) plus three basement parking floors. It stands out because of its peculiar geometric configuration comprising two parallel straight towers connected in the first three basement floors that then reconnect in the upper floors with an inverted cone on an elliptical base.

The structure is made of reinforced concrete with reinforced slabs, retaining walls, piles and reinforced concrete footings.

High-resistance concrete has been used to ensure the maximum durability of the structure.

2. FACADES

The facades are made of unfinished concrete walls and curtain walls consisting of aluminium and glass, with the interior cladding of the concrete wall done using "pladur"-type drywall with rockwool insulation, galvanised metal studs with drywall attached with screws, all in accordance with the architectural design.

▪ EXTERIOR DOORS AND WINDOWS

Lacquered aluminium joinery in the curtain walls of the facades.

Double glazing with air gap and a low solar factor and exterior glazing with HST treatment that considerably reduces the possibility of spontaneous breakages.

The main back facade will be laid out as bedrooms with solar protection by means of an interior roller blind.

3. INSIDE THE HOME

▪ INTERIOR DIVIDING WALLS

The dividing walls between houses will be done with perforated brick or concrete wall cladded on both sides with drywall made of metal studs and double sheet of drywall bolted to each side, and rockwool inside as acoustic and thermal insulation.

For the interior dividing walls in all the houses, there will be prefabricated partition walls (drywall) with metal studs and a double sheet of 15 mm screwed to each side. All partition walls will have rockwool interiors as acoustic/thermal insulation. In wet areas, kitchens and bathrooms, moisture resistant drywall will be used.

The entire house will have a continuous suspended ceiling done with an auxiliary galvanised frame with 15 mm sheets screwed to it. There will be a junction box in the areas where the interior heating and cooling units are located.

▪ **BATHROOMS**

Large-format porcelain stoneware tile flooring and matching porcelain stoneware wall facing.

White sanitary ware, comprising Bathco basin on a white countertop or fitted into it, bidet and toilet with a low tank and Duravit lid, and bathtub with whirlpool and/or Sanycces shower tray, according to the architectural design.

Newform single-lever mixer taps in toilet and bidet, surface mounted shower pipe in bathtub and shower tray, both with chrome finish including flexible shower hose and showerhead in showers.

Polished glass mirror over the countertop

▪ **KITCHEN**

Large-format porcelain stoneware tile flooring.

White-laminate-finished kitchen cabinets, 60-metre-deep base cabinet carcasses done in chipboard on adjustable PVC feet with toe-kick attached with clips, and wall cabinets fully installed with doors, brackets and fittings, opened with unfinished matte aluminium pulls.

High-resistance white countertop on work surfaces. Polished stainless steel one-bowl sink with single-lever mixer tap.

BOSCH brand kitchen appliances comprising electric oven and/or microwave, dishwasher, removable stainless-steel exhaust hood in wall cabinets or decorative hood and vitroceramic hob, and Electrolux or Zanussi refrigerator, based on the flat type.

▪ **REST OF THE HOUSE:**

Large-format porcelain stoneware tile flooring in all rooms and skirting of the same material.

▪ **TERRACES**

Terraces finished with large-format porcelain stoneware floor tile, continuing the flooring inside the house.

▪ **INTERIOR DOORS AND WINDOWS**

Front door: reinforced, smooth on both sides, lacquered white.

Security hinges with buttress locks included, installed on a panel frame, and wide-angle peephole.

Three-point security lock. Exterior ball-shaped handle, interior door lever and fittings finished in matte chrome. Sub-frame covered with white door jamb and joint covers. Rubber perimeter seal. A set of five keys will be delivered. This key will allow opening, in addition to the house, the door of the entrance lobby to the building and access to common areas.

Interior doors:

side-hung doors smooth on both sides, lacquered white. Lever and fittings finished in matte chrome. Sub-frame covered with white door jamb and joint covers. Perimeter rubber seal.
Sliding doors will be of full height and finished in white lacquer. Chrome fittings.

Wall closets:

This will be installed in the houses' main rooms and in the secondary rooms of A, C, D and F houses, with white-lacquered doors, lined inside, with a chrome bar and shelf.

▪ **PAINT**

Smooth white emulsion paint on ceilings and floor of houses and common areas. It will be finished with two coats of paint after putty is applied and the surface sanded.

Door elements will be finished with two coats of enamel after a preparation and protection coat.

4. INSTALLATIONS:

▪ **ELECTRICAL INSTALLATION**

Electrical installation panels with independent circuits that provide power to the different services:

- lighting
- general outlets
- bathroom and kitchen outlets
- hob, oven
- dishwasher
- water heater
- washing machine
- dryer
- radiant floor
- whirlpool bathtub
- air conditioning

All mechanisms are from the BTICINO's LIVING LIGHT series.

- **Lighting**

Installation inside the houses of recessed lights in suspended ceiling (can lights) in the kitchen, bathrooms, hallways, exterior lighting of wall closets in bedrooms and terraces. The lighting is done with low-consumption LED.

- **TELEPHONE SERVICE INSTALLATION**

Telephone sockets, with a socket in the lounge-dining room, kitchen and in each of the rooms.

- **PLUMBING INSTALLATION**

Interior installation through partition walls and suspended ceiling. Hot and cold water in all sanitary ware except toilets. Cross-handle taps in all sanitary ware and stopcocks for the hot and cold water in each of the bathrooms and in the kitchen, in addition to a mains stopcock for the house.

Sanitary hot water done with an electric water heater system.

- **COOLING/HEATING**

Heating and cooling done with air, with individual air handler, with a low-consumption INVERTER heat pump.

The outdoor air handler or condenser unit is installed in the exterior community space reserved on each floor. The inside air units will be installed above the suspended ceilings in the bathrooms.

Inside the houses, air will be driven through registers located at the top of the living spaces (rooms, lounge-dining room) and will be recovered through specially designed return elements.

The union between the outdoor and indoor units is done with a small-cross-section cooling pipe hidden in the suspended ceiling of the house.

There will be radiant heated floors in bathrooms with individual thermostats.

- **TELECOMMUNICATION INSTALLATIONS**

DTT television sockets in lounge-dining room, kitchen and rooms, and parabolic antenna.

Voice and data sockets in different rooms and fibre-optic line to the mains distribution box of the telecommunications installation.

Installation of video door intercom for connection with the general access to the building's entrance atrium.

Collective communal Wi-Fi will be installed in houses and common areas in the entire complex.

5. COMMON AREAS

LIFTS

Latest-general high-speed (4 m/s) KONE lifts. Developed with clean technologies, achieving an optimisation of energy consumption and maintenance, with excellent eco-efficiency. The lifts will provide service from the -3rd basement floor to the 46th floor where the community spa is located. Two lifts per tower with capacity of 10 people and 800 kg. and a lift for 21 people and load of 1 600 kg. Interior of lift cabin with walls finished with mirror stainless steel and LED lighting. Doors with safety devices for re-opening with contact pressure and photoelectric curtain. All will have a smart automatic operating system to optimise their use by the users.

FLOORING

On the main floor in terraces and swimming pools, flooring is done with large-format ceramic tiles to be determined by the project and site management, low-maintenance artificial grass and landscaped perimeter areas. Rubber flooring in the children's playground.

In basement area, flooring will be done with floated concrete and areas with ceramic tiles in standard size and skirting.

On the rooftop, sprung wooden flooring combined with white gravel in the landscaped area.

PAINT AND FACINGS

Smooth emulsion paint on ceilings and walls. It will be finished with two coats of paint after putty is applied and the surface sanded.

SWIMMING POOL

Three outdoor pools on the ground floor, the largest a "beach pool" with access for people with disabilities, another adjoining shallower pool and a third one in the café's patio area. Spa area on the 46th floor and jacuzzis on the rooftop, all for community use. Ladders/stairways and metalwork finished in stainless steel.

- **FIRE SAFETY**

The building is equipped with compartmentalisation measures and fire protection facilities. In addition to the conventional automatic fire detection systems and the manual fire extinguishers and fire hydrants, there is an automatic fast-acting sprinkler system in the building's common areas. There are several intermediate water supply tanks on mechanical floors for this system that ensure a rapid response. In respect of the ventilation required by regulations, the evacuation stairs have eight times the required amount. In addition, the fire alarm system is connected to the building's telephone system, making it possible to report any incident as quickly and easily as possible in particular to all residents, in addition to through the fire alarms. All this is to ensure the greatest safety and security possible inside the Intempo Building.