

# **BUILDING SPECIFICATIONC**

## **Foundations**

The foundations and the structure have been built on the basis of the geotechnical study and the Technical Building Code. The foundations will be reinforced slab foundations and the structure will be a reinforced concrete grid slab.

## **Façade**

The external enclosure that comprises the façade consists of a 12 cm thick soundproof ceramic brick masonry, thermal insulation, air chamber and internal façade chambers with plasterboard partitioning or similar. Capri limestone or a similar stone with a drip edge will be used as a window flashing.

## **Partitioning**

Partitions between houses will be made with soundproof brick and plasterboard on both sides. The divisions of the house itself will be made with self-supporting gypsum board partitions.

## **Coatings**

The interior cladding will be made by means of a false ceiling of smooth plasterboard placed on a concealed galvanised steel structure. Curtain rails will be installed in the window area. In the wet areas (bathrooms and kitchen), a false ceiling made of waterproof plasterboard will be installed on a concealed galvanised steel structure.

## **Exterior joinery**

Aluminium joinery will be Alumed, Exlabesa or similar with double glazing and Climalit system or equivalent, ensuring thermal and soundproof insulation.

Sliding and tilt and turn windows.

Motorised blinds in bedrooms.

The entrance door to the house will be reinforced.

## **Interior joinery**

The interior joinery will be interior doors 2.12 in height, concealed hinge, lacquered in white, handle and hinges in matt black.

The cupboards consist of:

- Sliding doors.
- Interior cupboards in textile, wood or similar, drawer unit with brackets and shelf with rail.

The railings:

- Laminated safety glass railings on residential terraces.
- Deck railings with hot-dip galvanised and hot-lacquered metal.
- Ledges/railing.

The bathrooms will consist of:

- Bathroom furniture, melamine fronts in sand, camel, grey or similar colours.

The kitchen is made up of:

- White kitchen furniture with LED lighting in wall unit.
- Electrical appliances: Oven, dishwasher, fridge-freezer, Bosch or similar.
- Kitchen equipment comprising built-in extractor fan, induction hob, Bosch or similar, and cutlery tray

## **Electricity**

Electrical installation comprising:

- High level electrical protection panel for electrical installation.
- Light points, push buttons, socket outlets with Schneider or similar mechanisms. TV sockets, mains in each bedroom and

in living room/kitchen, dark grey or similar.

- Roof access for electrical installation. AACC machine access panels in the ceiling, approx. 1x1.10 m.  
Telecommunications installation.

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### **Paintwork**

Premium quality washable smooth matt plastic paint type RAL 9010 or similar.

### **Tiling**

60x120 ceramic bathroom tiling in sand, camel or similar shades.

### **Flooring**

60x120 cm large-format ceramic flooring inside the house or similar.

9 cm interior ceramic skirting boards.

Non-slip exterior paving on balconies.

Covered exterior paving:

- Thickened level pavement.

Artificial turf.

### **Air conditioning**

Installation of ducted air conditioning with heat pump from Mitsubishi or similar.

### **Home automation**

Installation of home automation system with control of blinds, lighting, air conditioning and video intercom.

### **Swimming Pool**

Swimming pool with ceramic finish.

Stainless steel shower with spray head.

Swimming pool on deck.

