

BUILDING SPECIFICATIONS

N1019

1. FOUNDATIONS AND ENVELOPE:

- Foundation material: Reinforced concrete.

2. ROOF:

- Roof types:
 - a. Walkable roof with a floating floor.
 - b. Inverted non-walkable roof with a gravel finish.

3. FACADE:

- Exterior facade materials:
 - a. SATE facade.
 - b. Urban Ecru Soft 90x90 cladding.

4. EXTERIOR CARPENTRY:

- Entrance door: Aluminium and glass construction.
- Schuco joinery:
 - Finish: RAL 9007 textured.
 - Height: 2.20 meters (recessed in the living room).
- Light control system: Motorized roller blinds for night areas.
- Pre-installation: Interior blinds.

5. INTERIOR PARTITION WALLS:

- Partition wall material: Laminated plaster.
- Paint: Smooth plastic paint in NCS S-0500N matte finish.
- Wall covering: Wallpaper on the bed headboard.

6. FALSE CEILINGS:

- Ceiling material: Laminated plaster.
- Features: Continuous false ceiling with access panel for installations.
- Additional elements: Curtain systems for all windows and decorative indirect lighting.

7. INTERIOR WALL FACING TILES:

- Base tiles: Neve Satin 30x90 from Baldocer MODEL B.
- Decorative tiles: Neutral Decor Grey 40x120 from Peronda model A.

8. INTERIOR FLOORING:

- Flooring material: Glazed porcelain rectified tiles.
- Size: 90x90.
- Finish: Urban Ecru Soft from Peronda.
- Non-slip flooring: Installed in the shower area.

9. INTERIOR CARPENTRY:

- Door material: Matt lacquered MDF in NCS-S-0500N color.
- Wardrobes: Floor-to-ceiling wardrobes with matt lacquered MDF folding/push doors in NCS-S-0500N color.
 - Interior features: Textured melamine interior with shelves, rails, drawer units, and a pull-out trouser tray.

10. SANITARY WARE AND FAUCETS:

- Sanitary ware material: White vitrified porcelain.
- Washbasin: LORENTE 37X countertop washbasin with a grey birch veneered MDF bathroom cabinet.
- Mirror: Illuminated mirror.
- Faucets:
 - Washbasin faucet.
 - Shower faucet with an overhead shower head.
 - Thermostatic faucet (brand: TRES).
 - Kitchen faucet with reverse osmosis system.

11. KITCHEN:

- Furniture material: MDF with a grey birch wood finish.
- Worktop material: Itopker UMBRA with an integrated sink in the same material.
- Equipment: Fully equipped with an integrated refrigerator, oven, microwave, induction hob, extractor hood, integrated dishwasher, washing machine, and dryer.

12. AIR CONDITIONING:

- Air conditioning: Hot and cold air conditioning via ducts.
- Air zone system pre-installation.
- Heating: Electric underfloor heating in bathrooms.
- Electric towel rail pre-installation in bathrooms.

13. GARDEN:

- Landscape design: Landscaping integrated with the surroundings.
- Quality: Medium-high calibre landscaping.

14. POOL:

- Pool tiling: Porcelain stoneware interior tiling.
- Water treatment: Saline chlorination.
- Pre-installation: Water heating system.

15. SPECIAL FEATURES:

- Pre-installation for BBQ.
- Pre-installation for an electric car plug.
- Reverse osmosis and salt descaler system.
- Complete KNX home automation.
- Pre-installation for a fireplace in the TV area.