

Building specifications

1. STRUCTURE

1.1 STAIRS

- Reinforced concrete staircase with sloping base, with concrete steps finished with porcelain stoneware (URBATEK series, DEEP GRAY model, from Procelanosa Grupo or similar) bonded with cement mortar. Custom sized pieces.
- 100 cm high steel and glass railing including 10+10 glass sheets.

2. FAÇADES

2.1 EXTERIOR CARPENTRY

- Anthracite gray anodized aluminum framing, including a profile that acts a thermal break, and with pre-frame.
- Large fixed windows will be installed, as well as balanced doors for the exit.

2.2 BUILDING ACCESS

- 120 x 210 cm standard hanging armored door slab, finished with ALUCOBOND or tropical wood on both sides and a high-security five-point locking system, including fixed lateral locks.

2.3 PLOT ACCESS

- Sliding metal gate for vehicle access.
- One- or two-leaf swinging metal gate with manual opening for pedestrian access.

2.4 PARAPETS

- 100 cm high steel and glass parapets including 10+10 glass sheets.

2.5 WINDOWS

- Double-paned insulated glass, 4+4/12/6, with glazing block and a fixed continuous seal.

3. PARTITIONS

3.2 PARTITIONS AND DRYWALL

- Free self-supporting partition, KNAUF W628.es system or similar, covered with 2 laminated plasterboards and anchored to the slabs by a structure of frames and studs. The total thickness is 85mm. 600 mm of separation between the uprights, with thermoacoustic insulation provided by a non-hydrophilic fiberglass panel (roll of P1281 Ursa Terra Mur from URSA IBÉRICA AISLANTES or similar), covered on one side with printed Kraft paper to act as a vapor barrier.

3.3 INTERIOR CARPENTRY AND CLOSETS

- Single-layer 203 x 82.5 x 3.5 cm interior doors made of MDF and pre-lacquered in white, with decorative horizontal grooves every 50 cm and hinges concealed up to 2.11 m. The frame reaches to the ceiling.
- Prefabricated built-in closet with sliding doors made of paneled MDF and pre-lacquered in white.

4 PLUMBING AND SANITATION

4.2 SANITARY APPLIANCES

4.2.1 TOILET

- Wall-hung toilet (URBAN series from NOKEN or similar), seat with cushioned hinge and light wall installation. Includes installation kit and connection tubes.

4.2.2 BATHROOM SINK

- Built-in washbasin by PORCELANOSA GRUPO or similar, equipped with a single-lever faucet (URBAN series by NOKEN or similar).

4.2.3 SHOWER

- Shower tray
- Wall-mounted thermostatic fixtures for bath/shower (URBAN series by PORCELANOSA or similar), with temperature and flow-limiting features and a chrome finish.

4.2.4 KITCHEN SINK

- Silacryl single kitchen sink (Bermeo model from ROCA or similar), 490 x 500 x 190 mm, equipped with a single-lever sink-mounted faucet with a tall swivel top and a chrome finish, with a ceramic cartridge (ROCA model L20 or similar).

4.3 PLUMBING

- The pipes used in the hot- and cold-water installation will be made of cross-linked polyethylene (PE-X) (series 5 from UPONOR IBERIA or similar), with quality guaranteed, meaning that they will be completely smooth and well calibrated.

5 LIGHTING AND ELECTRICITY

5.2 LIGHTING

- Dependent on the lighting plan.

5.3 ELECTRICITY

- Supply and installation of a complete electrical network for internal distribution of electricity in a single-family home (high voltage installation).

6 TELECOMMUNICATIONS

6.2 SATELLITE TELEVISION

- Pre-installation of individual satellite TV system (the number of ports will depend on the technical design).

6.3 TELEPHONE

- Individual telephone system (the number of ports will depend on the technical design).

6.4 HOME AUTOMATION

- Basic home automation installation to control electricity, lighting, electronics, etc., via available techniques and technologies. Includes an alarm system and the pre-installation of video surveillance.

6.5 VIDEO DOORBELL

- GOLMAR Stadio Plus color digital video doorbell system (or similar) for single-family homes.

7 ROOF

7.2 WALKABLE ROOFS

- Walkable flat non-ventilated roof with fixed flooring, inverted, with a slope between 1% and 5%.

7.3 NON-WALKABLE ROOFS (GRAVEL)

- Non-walkable, non-ventilated flat roofs with gravel, inverted, with a slope between 1% and 5%.

8 FINISHES

8.2 EXTERIOR FINISH

- Exterior walls will be capped with Puma Group Morcemdur RF single-layer mortar or similar, with a fine-grained finish. 15 mm thick and in 100 white (colour), applied with a machine and reinforced with anti-alkaline mesh, including where differing materials meet.
- Natural stone cladding in the areas designated by the technical design.

8.3 EXTERIOR PAINT

- Decorative coating of façades with white silicate paint (VALENTINE or similar) for the top coat of two-layer finishes

8.4 INTERIOR PAINT

- Two coats of white acrylic paint with a smooth texture, matte finish, on interior horizontal and vertical laminated drywall; primer coat plus two finishing coats.

8.5 TILING AND PLATING

- In bathrooms, porcelain stoneware tiles from PORCELANOSA GRUPO or similar.
- In kitchens, porcelain stoneware tiles from PORCELANOSA GRUPO or similar.

8.6 FALSE CEILINGS

- Continuous false ceiling of differing heights, smooth KNAUF D114 or similar with a metallic frame (12.5 + 47), and covered in laminated drywall.

11 FLOORS AND PAVEMENT

11.1. INTERIOR AND EXTERIOR FLOORS

- Porcelain stoneware ceramic tile flooring from PORCELANOSA GRUPO or similar.
- *Anti-slip treatment for exterior floors.

11.2. PAVING FOR EXTERIOR STAIRS

- Lined stair cladding with partitions, paved with a PORCELANOSA porcelain stoneware or similar, using custom-sized tiles, with a trim in the same material bonded with M-5 cement mortar.
- * Anti-slip treatment for exteriors.

12. POOL

12.1. OVERFLOW SYSTEM

- Perimeter grid made with the exterior paving materials and a 2 cm gap where the water collection channel will be located.

12.2. BASIN LINING

- Glass pool tile on the bottom and walls of the swimming pool basin, 2.5 x 2.5 cm, smooth and white, bonded with flexible white cement adhesive.

12.3. EQUIPMENT

- Installation of an automatic salt-water chlorination system with an electric pump.
- Installation of a full purification system.
- Installation of an outdoor shower for the swimming pool.

13. PLOT CONSTRUCTION SPECIFICATIONS

13.1. OUTDOOR ACCESS

- Pedestrian accesses will be paved with washed concrete.
- Areas with vehicle traffic will be paved in asphalt

13.2. SIDEWALK

- A perimeter sidewalk will be constructed to border the house, with 10-12 mm irregular rounded boulders, 150 mm thick.

13.3. PLOT WALLS

- Erosion will be prevented by means of a limestone wall bonded with industrial cement mortar.

14. HEATING AND COOLING INSTALLATIONS

14.1. HEATING, AIR CONDITIONING AND DHW

- Mitsubishi air conditioning system or similar, circulated through ducts
- DHW delivered by Thermo aerothermal or similar.
- DOBLE FLUIDO controlled mechanical ventilation system.

* The specifications and finishes described above will be used during construction, though they may be subject to modifications that improve the technical, economic and/or aesthetic nature of the project, respecting certain minimum quality standards, and always in line with the criteria defined by the architects and project designers.