

# TECHNICAL SPECIFICATIONS

## FOUNDATIONS AND STRUCTURE

- Reinforced concrete foundations with rigid footings braced by ribs in both directions and shielded with walls on each level; calculation according to earthquake resistance regulations and Geotechnical Study.
- Reinforced concrete structure with waffle slab, according to regulations. Reinforced concrete retaining walls.

## ROOFS

- Non-trafficable inverted flat roof, with slopes, waterproof layer and solid thermal insulation. Finished with a layer of gravel.
- Trafficable flat roof, with slopes, layer of expanded clay, waterproof layer and solid thermal insulation. Stoneware tile finish.

## ENCLOSURES AND PARTITION WALLS

- Envelope wall made with 11 cm ceramic brick, internally rendered. Air camera with thermal insulation and soundproofing by means of a 40mm panel and inner cladding panels of Pladur plasterboard.
- Partition walls made of Pladur or similar plasterboard with various thicknesses, complying with regulations, and properly isolated and damp-proofed in wet areas.

## FLOORINGS

- Wooden floor with top quality wooden planks throughout the house except in bathrooms, toilet, laundry room and kitchen. Skirting boards of the same material.
- Top quality stoneware floor tiles in bathrooms, toilet, laundry room and kitchen. Non-slip pattern imprinted concrete in terraces and access areas.
- Top quality technological wooden beach adjacent to the swimming pool.
- Metal inner staircases, according to D.F. design, with stainless steel banisters and steps made of wood similar to that on the floor.

## EXTERNAL CARPENTRY

- External carpentry in white lacquered aluminium, to be sliding or hinged, with security locks and stainless finish.
- All the external windows in double glazing with insulating cavity, Climatic or similar.
- Roller shutters, made of aluminium slats, with electric automated operation.
- Electronic metallic garage door equipped with remote control.
- Stainless steel handrail and balusters on external terrace banisters, according to design.

## INTERNAL CARPENTRY

- Vertical security entrance door, consisting of one reinforced leaf with top quality wooden finish, steel sub-frame, security lock and security iron fittings.
- Internal doors made of MDF boards, with dark wengue wood, lacquered finish, an upper fixed element up to the ceiling, and top quality iron fittings and handles.
- Built-in wardrobes in bedrooms, with folding doors made of MDF boards, with flat surfaces and lacquered finish. To be lined and fitted with drawers, clothes rail and storage space.

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## WALL COATINGS

- Façades and external walls coated with one continuous waterproof layer.
- False ceilings made of laminated plasterboard, PLADUR or similar.
- Top quality tiles of standard format in bathrooms, toilet, laundry room and kitchen. Decorative border tiles. Different compositions depending on the design and the kind of room.

## PLUMBING AND BATHROOM FITTINGS

- Top quality vitrified porcelain bathroom fittings, in white, with wall-hung fittings.
- Main bathroom fitted with hydrotherapy bathtub and adjacent shower plate.
  - 2 electric water heaters of 100 litres capacity each.
  - Top quality stainless steel single lever tap fittings.
- Plumbing system with polypropylene pipes to comply with the regulations and with AENOR certification.
- Drainage circuit with approved PVC pipes.

## ELECTRICAL

- High electrical installations, with main electrical control panel and switch for each one of the independent circuits, with conductor sections complying with the Low Voltage Electro-technical Regulations.
- Top quality wall switches and sockets, large format, model Aura, BJC brand.

## AIR CONDITIONING

- Installation of air-conditioning units with heat pump using multi-split system, to be fitted in living-room and all bedrooms and with independent thermostats and remote control.

## TELECOMMUNICATIONS

- Telephone and TV/FM sockets in living-room, bedrooms and kitchen.
- Satellite dish for satellite TV.
- Video entry phone with external camera and two monitors and opening systems – one for each floor.
- To Comply with the Common Telecommunications Infrastructures (I.C.T.) regulations and with the specific project.

## KITCHENS

- Kitchen fitted with base and wall cabinets, consisting of frame in melamine board and dark wengue wood finish.
  - Granite worktop.
- Stainless steel sink. Top quality single lever tap, with revolving spout.
  - Electric oven and ceramic hob.
  - Extractor hood.
- Installation for tumble-dryer, washing machine and dishwasher, with waste pipe and water service tap.

## SPECIAL FITTINGS. OTHERS

- Top quality electric lift to connect the three floors vertically, with automatic doors and which can carry 4 people.
- Suspended swimming pool with concrete basin. Finished with coating of gresite (vitreous glass mosaic tiles), with underwater lights.
  - Intruder alarm system.
- Reinforced concrete pergola according to design, for parking use.

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