

BUILDING SPECIFICATIONS

FOUNDATION AND STRUCTURE

Foundations using reinforced concrete slabs, according to the data of the geotechnical study, complying with building standard CTE-DB-SE-C. Concrete walls in the basement. Structure using bidirectional waffle-slabs and reinforced concrete slabs. All the above in compliance with current DB-SE and EHE standards.

ROOF

Inverted non-transitable roof, finished with gravel. Waterproofing using asphalt sheets and high-density thermal insulation with polystyrene panels.

WATERPROOFING

External waterproofing of basement walls with a perimeter draining system. Waterproofing of roofs and terraces using welded asphalt sheets and the additional requests that the geotechnical engineer may require. All the above in compliance with current DB-HS standards.

INSULATION

Thermal and acoustic insulation on the roof using Roofmate-type rigid extruded polystyrene pieces. Thermal and acoustic insulation on the façade, achieved by way of an air chamber and semi-rigid rock wool. In addition to the above, there is also soundproofing between the house's rooms using rock wool inside the dividing walls. All this is in compliance with current DB-HE and DB-HR standards.

FACADES

Outer walls made of a ½ perforated brick external layer, water-resistant mortar pointing, air chamber and a self-supporting system of gypsum plasterboards (15) mounted on a metal structure of galvanized sheeting, with insulated and soundproofed using rock wool. Built in compliance with CTE-DB-HE Energy saving, and CTE-DB-HS Health standards.

PARTITION-WALLS

The partition walls are made using a galvanized steel sheet supporting structure, onto which a 15 mm-thick gypsum plasterboard is screwed on each side with rock wool sound insulation between them. Waterproof gypsum plasterboard has been allowed for on the walls of kitchen and bathrooms. Made in compliance with CTED8-HE regulations on Energy Saving, UNE 102040 IN on assembly of plaster partition walls on metallic structures.

CLADDING

Exterior: Rendering coat with mortar cement and paint for exteriors and ceramic cladding in decorative details. y pintura para exteriors, y aplacado cerámico en detalles decorativos.
Interior: Gypsum plasterboards painted, false ceilings

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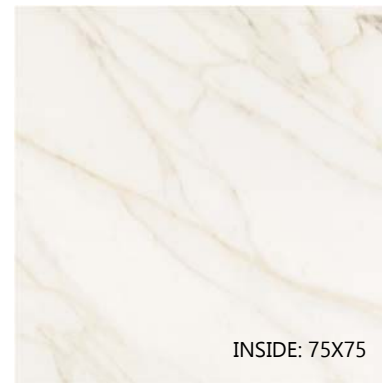
MEMORIA DE CALIDADES

FLOORING AND TILING: PORCELÁNICO RECTIFICADO

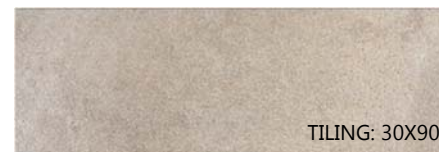
Internal flooring in rectified porcelain stoneware with natural stone effect finish in white or industrial texture in the formats shown, with skirting in white lacquered wood.

Outdoor, rectified porcelain in the formats shown, textured non-slip.

Option 1.- White Color



Option 2.- Sand Color



Option 3.- Silver Gray Color



The tiling is done with rectified porcelain in mass in the shower area. The termination is the same as on the ground, with a format according to the model.

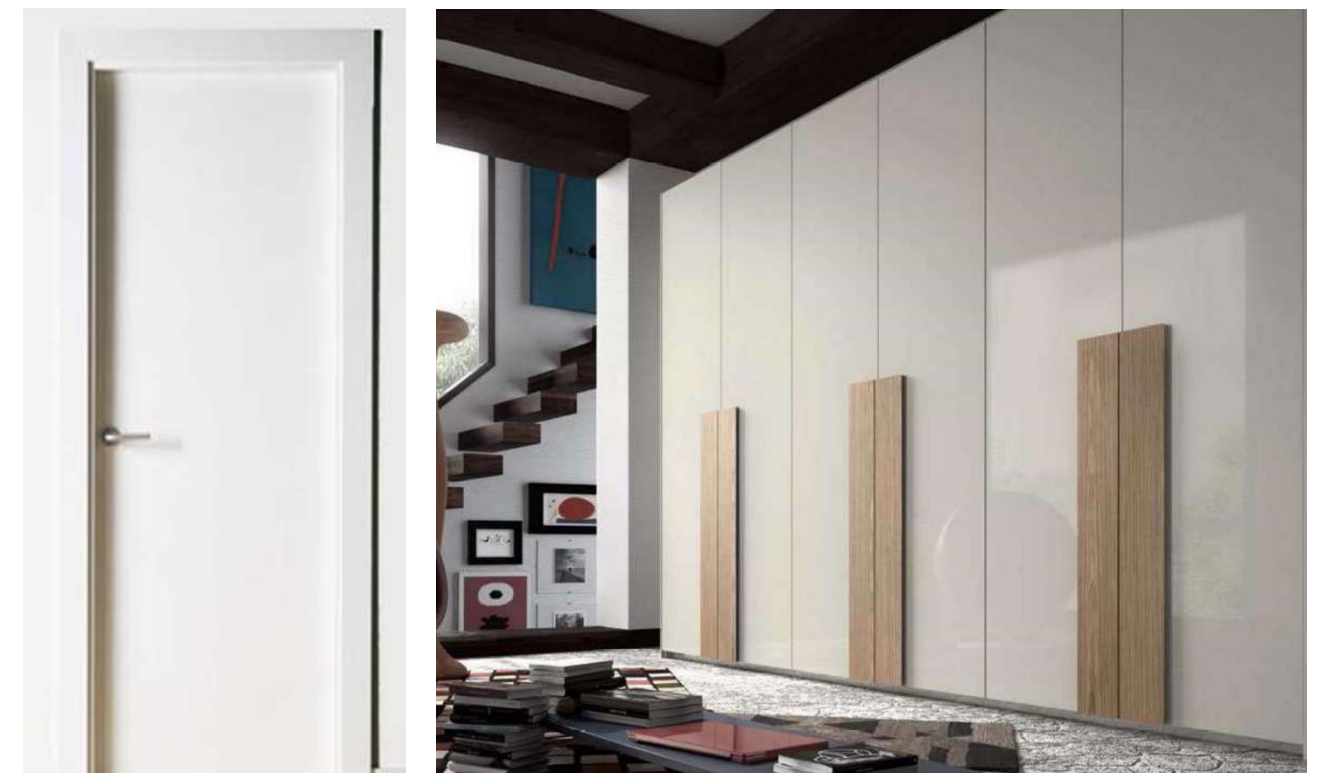


CARPENTRY OUT

Security entrance door with wood finish and security lock. Extruded aluminum sliding or folding depending on the case, with breakage of thermal bridge. Air intake openings for ventilation. Roller shutters of PVC in bedrooms.

INTERIOR CARPENTRY

Smooth wood doors lacquered in white with 1st quality stainless steel fittings. Fitted wardrobes in bedrooms upstairs with matching doors, lined internally with separating shelf and hanging stick. The handles will be white.



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BATHROOMS AND TOILETS

White vitrified porcelain toilets DURAVITL model DURASTYLE or similar. Bathroom fittings single-lever mixer LOGIS by HASNGROHE.

Toilet suspended in master bath with cistern built in enclosure with pulsator model SIGMA 30 CR in medium and full discharge white.

In toilet and secondary bathroom toilets with low tank.

The covers and seat of the toilets have braking system for the fall.

Shower tray model FOREST AIR by SHOWERSW of 0.90x1.50.

Bathroom fittings in recessed wall shower, with rain system in master bedroom bathroom, and placed in wall in secondary bathroom.



TOILET + PUSH BOTTON



TOILET



COUNTER



BACKLIGHTED MIRROR



BATHROOM FURNITURE

SHOWER PLATE



BATHROOM FITTINGS



BATHROOM FITTINGS



OTHER EQUIPMENT

ELECTRICAL INSTALLATION

Electric system planned according to the installed power, with top quality mechanisms with shell in white nacre.

Telephone and television points in all bedrooms, living room and kitchen. Electronic doorphone installation.

CLIMATE CONTROL AND COMFORT

Air conditioning by heat pump with cold-heat system ducts, thermostat and independent climate control in each room of the house.

HOME AUTOMATION

Basic pre-installation for home automation in the main rooms.



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KITCHEN

Full kitchen with appliances. Electrics Neff.

KITCHEN FURNITURE

KitchenSantos: www.santos.es

Complete furniture laminated in matt white, both in high furniture and under counter tops. Countertop laminated in oak. Composition according to image.

EQUIPMENT

Integrated Fridge Freezer combination and dishwasher. Built in oven and microwave oven. Induction hob, with extractor fan integrated in ceiling.

Concealed opening system integrated in the doors.

Sink and faucet with extractable sprinkler, stainless steel.

