

BUILDING SPECIFICATIONS

OASIS 8

FOUNDATION AND STRUCTURE

Foundations using reinforced concrete slabs, according to the data of the geotechnical study, complying with building standard CTE-DB-SE-C.

Structure using bidirectional waffle-slabs and reinforced concrete slabs. Basement option:

Concrete walls in the basement.

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.

Roof Terrace Option, when this option is selected, the gravel finishing is replaced by the same flooring used in the other outdoor areas, 120x60 anti-slip rectified porcelain tiles. In addition, a 1.10m surrounding wall will be added as a general solution, which, on the south facing wall will consist of a 0.50m wall, upon which 0.60m of glass will be fixed.

WATERPROOFING

Waterproofing of roofs and terraces using welded asphalt sheets. All the above in compliance with current DB-HS standards.

External waterproofing of basement walls with a perimeter draining system.

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 sound-proofed 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 CTE-D8-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.

Ceramic tile as a design element according to the proposed facade solutions.

Interior: Gypsum plasterboards painted, false ceilings with concealed lighting in the living room and the dining room.



FLOORS: MASS-RECTIFIED PORCLEANIC

Natural textured, in 120x60cm. format



Blanco



Crema

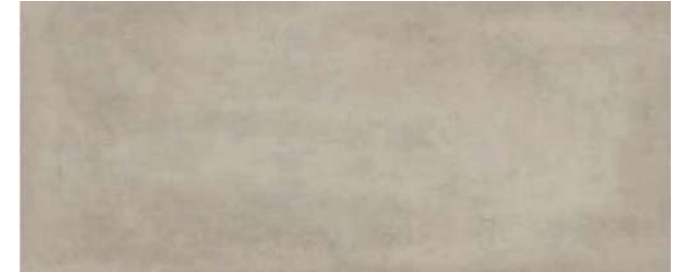


Gris

Industrial textured, in 120x60cm. format:



Arena



All textures can be finish in shine, mate or anti-slip in outdoor areas.

TILING

Mass-rectified porcelain tiles in the shower area. The finishing is the same as on the floors, in 120x60cm. format.

CARPENTRY

Interior doors: height 2,10m, wood plain, white lacquered or oak with stainless steel fittings
 Windows: Aluminum with concealed rails in the living room.
 Reinforced security entrance door in Wood with security lock.



INTERIOR DOORS



NOTE: first quality ironwork

GLAZING

Double-glazing in all the exterior Windows with laminated safety glass on the ground floor.
 Showers will have fixed glass screens.

METALIC PERGOLAS:

Metallic structured painted in similar interior carpentry color.
 In the parking area, painted in a color similar to the interior carpentry.



BATHROOMS AND TOILETS

The layout, toilets, taps and furniture of the bathrooms have been designed with the help of an interior designer, resulting in a space which has been thought out as a unit rather than a group of separate elements.

TOILETS AND FITTINGS

Corian-surfacd unit with built-in washbasin in the ground floor bathrooms and toilets. Double washbasin in the bathroom of the main bedroom. Washbasin mounted on a unit in the ground-floor toilet.



Main bathroom



Secondary bathroom



Illuminated mirror

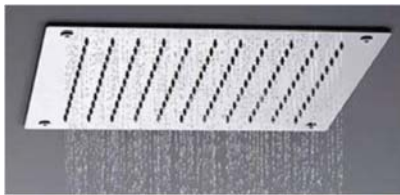


Washbasin ground-floor



Washbasin fittings: NIR MODE

HIDROBOX Showers plate at the same level as the bathroom floor.
 Rainfall system showers, ceiling-embedded in the bathroom of the main bedroom and wall-mounted in the additional bathroom.



Main shower: NIR model



Additional or Secondary shower: NIR model



Shower fitting: NIR model



Embedded bath in master bathroom model Legato de VILLEROY & BOSCH



Wall-mounted WC Subway model of de VILLEROY & BOSCH in all bathrooms and toilets with concealed cisterns with half flush or full flush mode Sigma 30 de GEBERIT. The toilet lids and seats have a fall-arrest system.



KITCHEN

Complete kitchen, with Silestone worktop, bar in beech wood and NEFF appliances.

KITCHEN FURNITURE

Cocinas Santos: www.santos.es

Fully furnished kitchen in matt white laque finish in wall units as well as the units of the kitchen island. The composition is as seen in the render.

Worktops Silestone White Zeus.

Bar on beech wood.

Template dark glass plaque between furniture in sink area.

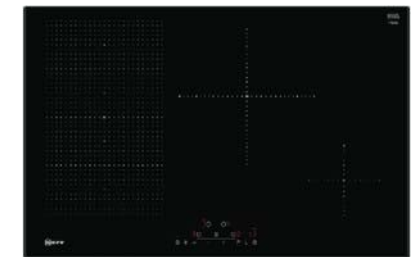
KITCHEN APPLIANCES

Integrated Fridge Freezer combination and dishwasher.

Built in oven and microwave oven.

Induction hob. Extractor fan white glassed integrated in ceiling. The induction is integrated in the Island and the extractor in the false ceiling.

Counter tops finished in Silestone finish both for island and other areas (cook and sink).



OTROS EQUIPAMIENTOS

ELECTRICAL SYSTEM

The electrical system installed on the basis of equipment installed. Plugs and switches Niessen model: Sky with of the highest quality with pearl white covers.

Telephone and TV points installed in all bedrooms, and in the living room and kitchen.

Pre-installation only, in the basement.

AIR-CONDITIONING AND CONFORT

Air-conditioning by heat pump with heat-cold system, thermostat and independent air-conditioning control for each room (Airzone type).



DOMÓTICA

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

SWIMMING POOL

Water surface area of 31 m2 with shallow area for placing terrace furniture, and a deep area for swimming. It is lined with Gresite pool tiles, chlorine water treatment system and LED spotlights.

FENCING

Concrete blocks, mortar-rendered and painted in white, with a height of 1.30 cm. From that height, up to a maximum height of 1,80, there is metallic fencing according to the design. Boundary walls with other plots will be of mortar-rendered masonry painted in white and with a height of 1.80m.

EXTERIOR AREAS

Lawns are laid with automatic watering system in the free areas of the plot. As an option, initially not included, the garden may be designed according to proposal/s of a company specializing in landscaping and gardens.

BASEMENT (OPTIONAL)

The optional basements will be delivered without finishing, except for the stairs, the toilet and the utility room. They will be provided with the necessary installations for electricity and water. The basement has natural light and ventilation.

DEVELOPER:



**AGENCIA EN
EXCLUSIVA:**

