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## STRUCTURE AND FOUNDATION

Structure made of reinforced concrete pillars and girders with concrete joists and small vaults.



## FAÇADE

Façade cladding with maximum efficiency thermic and acoustic insulation, made of an external layer of ceramic bricks, an air chamber with sheets of stone wool insulation, and an interior layer of ceramic bricks.



## MASONRY

The internal partition walls manufactured with ceramic brick and/or sheets of plaster laminated on both sides on a metal frame with intermediate acoustic insulation.

Non trafficable flat roofs, with a layer of concrete to make the slopes, finishes according to quality and a roof apron in its whole perimeter, and a gravel finish.

Thermal insulation of the roof by placing insulating sheets of extruded polystyrene on a waterproofing layer of EPDM rubber.

Thermal insulation of the floor of the house by placing approved insulating sheets on forged steel and covered by a layer of self-leveling concrete as the previous step to the tiling.



## CLADDING

Cladding of the façade with waterproof cement mortar, finished with a coat of paint and, depending on the project, combined with a decorative coating according to the Form of the choice in materials.

Cladding of the interior walls be applying plastered with a smooth finish and a final decorative layer of plastic paint, combined with wooden panelling according to the chosen materials.

Continuous false ceiling of laminated plasterboard, PLADIR system or similar.





## EXTERIOR CARPENTRY

Exterior up-market carpentry in lacquered aluminium with thermal bridge break, double glazing with CLIMALIT insulation, with solar control glass and low emissivity, from the firm Technal or similar quality, according to technical project.

Blinds with roll-up slats of lacquered aluminium matching the exterior carpentry in bedrooms, motorised.

Main entrance to the house with a wood veneer exterior finish and white lacquered interior finish, 3 point security lock, steel handle.

A glass safe guard handrail.



## INTERIOR CARPENTRY

Solid board access doors, lacquered or veneered, practicable aperture or sliding, according to the house plans.

Wardrobes cladded with interior units equipped with drawers, dividing shelves and a hanging rail and interior lighting according to project.



## FINISHED

Kitchen and bathroom walls cladded with top quality ceramic according to the decoration project. The flooring of the house will be porcelain stoneware according to project.

Flooring on terraces with an elevated system according to project.



## ELECTRICAL INSTALLATION

Built in electrical installation carried out according to the low voltage electrical regulations, with leading brands fuse boxes, ready to be connected, according to the technical project.

Electrical mechanisms in white, make Jung or similar quality.

Electronic video door entry system consisting of an outdoor panel and an indoor colour monitor.



## ALARM

Wireless alarm system with a video monitor and control from the App.



## LIGHTING

Interior direct and indirect ceiling lighting, LED technology according to the house plans. Exterior lighting according to house plans.



## PLUMBING INSTALLATION

Hot and cold water installation with built-in piping, made according to the current regulations.



## CONDITIONING

System based on an aérothermal heat pump, with high energy efficiency, that will provide all our heating needs via underfloor heating in winter, air-conditioning in summer and hot water all year round.

Underfloor heating.

Individual Apps for the air-conditioning machines.

Mechanical ventilation system in the home through the installation of a heat recovery unit with a flow exchanger, a network of air intake ducts in the living room-bedrooms, a network of air extraction ducts in the kitchen and bathrooms.



## BATHROOMS

The bathrooms will be complete with a wall-hung toilet, a large flat shower tray, taps, shower screen made of tempered glass and a sink and top wall-hung with an underneath unit and mirror according to project.



## KITCHEN

Kitchen cabinets made up of unit made to size, upper hanging cupboards and lower cupboards with doors and drawers laid out according to plans, with a Silestone work top, sink, taps and appliances: fridge, hot plates, oven, microwave, extractor fan, dishwasher, all Siemens or similar.





## TELECOMMUNICATIONS INSTALLATIONS

SERVICE CONNECTION POINT with the different connection sockets (TV, TF, TLCA, PT).



## DOMOTICS

Installation of home automation so that from different Apps on Smartphone or Tablet devices (ios or android) you can manage the relevant installations locally or from afar via the Internet. There are features to control the exterior lighting, living-room lighting, turning on and off of home lighting, opening and closing of blinds, underfloor heating and air-conditioning all through its own app.

Ipad available in the house to control the home automation.



## GREEN ENERGY

Pre-installation of the socket needed to recharge electric cars.



## COMMUNAL AREAS OF THE COMPLEX

Outdoor swimming pool.

Indoor swimming pool with Jacuzzi.



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