

# BUILDING SPECIFICATIONS

[DETACHED SINGLE-FAMILY DWELLINGS, THREE BEDROOMS]

## FOUNDATION AND STRUCTURE

- Foundation of reinforced concrete footings calculated according to geotechnical studies and current resistance regulations.
- Structure of reinforced concrete according to current resistance regulations and formed with pillars, beam and pot oor and metal frame in stairs.
- 10-year guarantee on damage to property when caused by defects affecting foundations (inherent defects insurance).

## ROOFS AND TERRACES

- Flat non accessible roof made of light mortar in form of slopes and double waterproofing layer reinforced with fibreglass.
- Thermal insulation by means of 8-cm-thick extruded polystyrene panels.
- Surface finish with first quality tiles when the client buy a solarium.

## FACADE

- Exterior facade made of 12-cm-thick double hollow bricks plastered on the inside, with 3 cm air chamber and 8-cm-thick thermal insulation and 7-cm thick double hollow bricks finished in plaster. Coating with a special Ibiza mortar finish.

## INTERIOR PARTITION WALLS

- Partition walls made of 7-cm-thick double hollow bricks, perfectly plumbed and prepared to be finished in plaster or tiling.

## CARPENTRY

- Aluminium exterior carpentry, with folding or sliding opening according to design and thermal bridge breakage ensuring appropriate insulation.
- Security front door reinforced with three - point lock.
- Smooth interior passing doors made of MDF and lacquered in white.
- Built-in wardrobes in all bedrooms, with folding or sliding doors in the same color as passing doors, lined inside with modular system and provided with racks and hanging bar.

## FLOORING

- Interior floor tiling in first quality ceramic tiles. Skirting boards of the same material.
- Exterior floor tiling in first quality ceramic tiles.

## INTERIOR FINISH

- First quality tiles in bathrooms.
- Smooth plastic paint in white or similar colour (according to client's choice).
- False ceilings made of smooth plaster and white colour paint.

## GLAZING

- Low-emission double glazing, 4+4/12/4 +4 class or similar.

## KITCHEN

- High and low cabinets in kitchen, all of them lacquered in white with wood details.
- Extractor fan, induction hob, sink and taps.

## BATHROOM FITTINGS AND TAPS

- White porcelanic bathroom fittings.
- Countertops basins in bathroom cabinets with mirror.
- Suspended sink furniture with two drawers, to choose between several coating options.
- First quality mixer taps.

## POOL

- Private pool provided with filter equipment, programmer, two underwater lights and shower.

## ELECTRICAL INSTALLATIONS

- High power electrical installation 9,2 Kw.
- Fittings: Niessen Zenit brand or similar in white colour.
- Lights: portholes and downlights inside the house.
- TV sockets in living room, bedrooms.
- Telephone sockets in living room and bedrooms.
- Access to telecommunications services in living room and bedrooms.
- Wall lamps in exterior walls.

## INSTALLATIONS

- Ducted air-conditioning and heating preinstallation with impulsion grilles.
- Domestic hot water production by means of air - water heat pump with accumulation of 110lt and use renewable energy (aerothermal).

## OTHERS

- Concrete blocks fences with white finish enclosing the plot up to the height of 80cm and then mesh with concealment rod.
- Electric motor preinstallation in the car access door.

NOTA: The company reserves the right to make necessary modifications during the course of the execution of the works, due to technical, legal or commercial reasons, without this involving any reductions in the overall level of quality.