

FOUNDATION AND STRUCTURE

Reinforced concrete foundations with footings and straps.

Reinforced concrete perimeter wall for subsequent fence building and sanitary floor slab with sanitary air chamber.

Reinforced concrete structure, pillars and slab.

Concrete paving in the garden area of the houses for subsequent installation of artificial grass or paving.

FACADE

Facade type 1:

Facade wall formed by perforated ceramic brickwork support sheet, with exterior cladding of OXIDE BROWN NATURE porcelain stoneware by Porcelanosa in 120cm x 250cm x 6mm format or similar.

Facade type 2:

Facade wall formed by supporting sheet of perforated ceramic brick masonry with continuous cladding of exterior walls with weber.pral clima “weber cemarksa” or similar.





SEADREAMS

MEMORIA
DE
CALIDADES

INTERIOR CARPENTRY

Reinforced, thermo-lacquered aluminium entrance door with security lock, dark brown, Dierre brand or similar.

White lacquered solid dm doors with pull handle, pull colours or similar.

Wardrobes with hinged and sliding panels depending on areas, lacquered to match interior doors.

Wardrobes' interior lined with luggage shelf and metal bar with grey textile melamine lining or similar and central drawer cupboard.

CLADDING

Smooth plastic paint on vertical and horizontal walls in a colour to be chosen in all rooms by the project management.

Porcelanosa brand ceramic vertical cladding in wet areas of dwellings.

PARTITIONING

Double laminated plasterboard partitions inside the house.

Continuous false ceilings with laminated plasterboard in the interior of the house.

White vinyl false ceiling, removable in one bathroom of the house.

GLASS

Climalit type double glazing with anti-impact safety glass made up of two panes of laminated glass with anti-condensation air chamber and aluminium or similar separating profile.

Laminated safety glass composed of two 4mm panes in terrace railings, depending on areas.

EXTERIOR CARPENTRY

Aluminium windows and balcony doors with thermal break.

Aluminium slat roller blinds in bedrooms.

Fixed high-end aluminium window with thermal break, dimensions 180 cm x 210 cm, dark brown finish with QUALICOAT seal in the living room.

High-end aluminium sliding door with Galandage system on ground floor, thermal break, dark brown finish, QUALICOAT seal.

High-end aluminium double sliding door on top floor, with thermal break, dark brown finish, QUALICOAT seal.

FLOORING

Porcelanosa 60 x 60 cm porcelain stoneware flooring throughout the house, to choose between Baltimore Beige, Bottega Caliza and Urban Acero Nature.

Porcelanosa 60 x 60 cm ceramic paving on terraces.

Porcelanosa porcelain tiling in bathrooms 33 x 60 cm or similar to choose from various combination options.

Covering of stairs, steps and partition walls with natural granite pieces.

AIR CONDITIONING

Pre-installation of ducts and grilles for air conditioning and individualised heat pump.

BATHROOM FITTINGS AND TAPS

Bathroom 1: Porcelanosa qualities throughout the bathroom, Flow Rock 140x80 Krion shower tray, Smart thermostatic shower taps, Yove1 shower screen, Acro Compact toilet, Hotels range mixer taps and Marne wall hung basin, Marne wall hung bathroom unit with 2 drawers.



Bathroom 2: Porcelanosa qualities throughout the bathroom, Flow Rock Krion shower tray, Hotels mixer taps and City shower pack, Inter1 90 shower screen, Urban C toilet, Hotels mixer taps and One washbasin with Round siphon.



INSTALLATIONS

Electrical panel with top quality protection elements.

Aerothermal installation for domestic hot water.

Watertight sockets on terraces.

Niessen Zenith mechanisms or similar.

Pre-installation of motorised awnings on terraces.

Lighting included with recessed ceiling lights.

Sink installation in back patios and solarium with pre-installation for washing machines.

KITCHENS

Fully fitted kitchens equipped with fridge, ceramic hob, extractor hood, microwave, oven and dishwasher.



COMMUNAL AND OUTDOOR AREAS

Swimming pool, with automatic chlorine dispenser, for adults and children, equipped with outdoor showers.

Landscaping with low water consumption plant species.

Pre-installation of closed-circuit video surveillance cameras at entrances to hallways.

Continuous printed concrete paving in circulation streets.

Legal note: The company reserves the right to make any modifications to the works that may be officially imposed on it and those that may be motivated by technical, legal or commercial requirements.

This specifications document replaces any other that may be mentioned in the different documents of the construction project drawn up for this development and the materials described in it may be replaced at the discretion of the developer by others of similar characteristics.