Quality Specifications

FOUNDATION AND STRUCTURE

Foundation with piles and reinforced slab.

Reinforced concrete pillars and reticular slab

ROOFING AND WATERPROOFING

Flat roof waterproofed with modified bitumen sheeting and insulation with extruded polystyrene sheets.

Waterproofing terraces with modified bitumen sheeting

Basement wall waterproofing with modified bitumen sheet and drainage membrane.

FACADE

Perforated ceramic brick enclosure, air chamber with polyurethane foam insulation
projected and interior ceramic brick partition.

Interior divisions of the house with ceramic brick partitions.

Edges of forging and pillars patched with ceramic tiles.

Roof parapets with 1-foot thick perforated ceramic brick.

COATINGS

Exterior:
Troweled plaster with water-repellent cement mortar. Clad with travertine marble.

Interiors:
Interior wall and ceiling cladding trimmed with sprayed plaster and plastered with white plaster.

Travertine marble cladding wall gas burner porch.

Smooth plaster beams, perimeter with cantilevered footlights providing indirect lighting in various rooms of the home.



FLOORS AND STAIRS

Natural stone “Palancar” in large format 90x90 cm
Skirting board made of the same material flush with the wall and recessed at the top.

Staircases formed by a tread and riser of mitred, stick-on, beveled stone, polished and buffed, 8+8 mm laminated glass railing embedded on site with a lower Palacar stone cap, without an upper handrail.

BATHROOMS

Bathrooms clad with honed Palancar natural stone with custom-sized pieces, floor-to-ceiling in the shower area. The rest of the bathroom was trimmed and plastered with plain-colored plaster and plastic paint.

Countertops forming sinks in 3 cm thick polished and buffed Palancar natural stone

Shower trays in designer bathrooms with elongated natural stone pieces forming lines, creating slopes with cement mortar, and applying waterproofing mortar to the floor and walls up to a height of 1.50 m.

CARPENTRY

Interior carpentry:

Plain, open-pore, off-white lacquered oak swing doors, ceiling-high, frameless, 5 cm thick, concealed hinges, with Groel brand hardware and anthracite-colored crank.

Built-in wardrobes with solid hinged doors, same model with interior doors, cabinet lining with melamine-finished chipboard and chrome-plated rail, interior with shelves and drawers.

Open dressing room without doors, with varnished oak furniture on the back panel, with drawers and floating shelves in open-pore off-white lacquer, designer, with LED lighting under the drawers and in the loft.

Exterior carpentry:

2.55 m high iroko wood entrance door, with vertical slats on the outside and open-pore lacquer on the inside, a handle on the outside and a crank on the inside, with a smart lock for remote control or mobile phone access.

Exterior doors and windows in aluminum from the Cortizo house, black lacquered, with thermal break, COR VISION PLUS series integrated floor in the living room and 4500 sliding and COR-70 folding at a height of 2.50m in the rest.

GLASSES

In exterior aluminum carpentry with double glass and safety glass.

5mm floating mirrors with polished edges in bathrooms with bottom lighting.

Glass shower screens made of 5+5 mm transparent laminated glass embedded in the wall and floor. Approximate measurements: 2.00 x 1.00 m (the shower can be opened without a door).

PLUMBING AND HOT WATER

Indoor distribution network of the home for cold and hot water and hot water return in multilayer pipes (Unipipe Easy)

Interior sanitation of a home with POLO KAL SOUNDPROOF pipes

Water intakes on porches and terraces.

DHW production system with a 180-liter tank in two-bedroom homes and a 230-liter tank for the attics, using a DAIKIN aerothermal system.

SANITARY FIXTURES AND TAPS

Freestanding bathtub made of polyester resin and cutting-edge fillers, with a smooth matte white finish and highly resistant non-slip NanoCoat exterior coating. FANTINI NOSTROMO floor-standing bathtub faucet in the master bathroom.

Vileroy Boch wall-hung toilet in white, soft-closing seat with concealed cistern, FANTINI 91P58402 Matt Gun Metal toilet flush button in all bathrooms.

Stone sinks made on the same countertop with FANTINI NOSTROMO wall-mounted faucets, matte gun metal.

FANTINI NOSTROMO shower faucet, matte gun metal, 45 cm wall-mounted shower arm. 24 cm NOSTROMO rain shower head.

PAINT

Interior coating: matte plastic paint based on acrylic polymers.

Exterior cladding, pure matte acrylic paint in white.

ELECTRICAL INSTALLATION

Power grid planned based on installed capacity, with top-quality mechanisms.

Television points with internet access in all bedrooms and living room.

Fixed round LED spotlights with 6W GU 10 lamps throughout the home.

Installation of a Wi-Fi electronic video intercom with a screen and app for remote viewing and opening from a mobile phone.

LED lighting with lines on the ceiling with footlights, behind mirrors, in shower alcoves, and on the ceiling of the exterior porch of homes.

AIR CONDITIONING

Underfloor heating using aerothermal system equipment and air conditioning with ducted air system.
Hot/cold, with independent thermostats in each room of the home, touchscreen thermostats, and an app for control from your mobile phone.



“SONOS” SOUND SYSTEM

Installation of a “Sonos Connect” AMP system with 4 Acoustic Qi speakers embedded in a false ceiling in the living room and outdoor porch.

URBANIZATION

Perimeter enclosure with exposed concrete wall and fence with designer metal slats.

Swimming pool, with interior ceramic tile cladding, non-slip natural stone countertop, purification equipment, salt chlorinator and LED lighting.

Jacuzzi inside the pool with benches covered in mosaic tiles, with 6 water-air massage jets, unheated

Completely finished development with Mediterranean-style landscaping.

SEVERAL

Gas brazier with white stones on outdoor porch.

Fully furnished designer kitchen with lacquered cabinets, Miele appliances, and porcelain countertops and island.

Professional Wi-Fi system throughout the home, with access points

Outdoor video surveillance system for the development with a video recorder and cameras.

Concierge.

- ***THESE QUALITIES MAY BE MODIFIED BY THE ARCHITECT DIRECTING THE WORKS AND REPLACED BY OTHER SIMILAR ONES.***