Building specifications

- **DESCRIPTION OF THE DWELLINGS AND COMMON AREAS**

The project consists of four staircases of flats. On the ground, 1st, 2nd and 3rd floors there are 1, 2 and 3 bedroom flats. The flats on the 4th floor (penthouse) have a private solarium with independent access from inside the flat on the roof and they come with 2 and 3 bedrooms.

- **DESCRIPTION OF THE COMMUNAL AREAS**

There is pedestrian access from Calle Lina Baño Mestra de Xiquets. The residential complex has green areas, a bicycle parking area in the basement and an indoor gymnasium.

Swimming pool area: swimming pool with showers and a large wooden pergola. It has landscaped areas with palm trees and vegetation.

- **FOUNDATIONS**

The foundations are made of reinforced concrete footings with HA-30/B/20/XA2 concrete and B-500-S steel. The calculation of the foundations is in accordance with the specifications of the geotechnical study carried out on the plot and the new Structural Code, Royal Decree RD 470-2021 of 29 June.

- **STRUCTURE**

The load-bearing structure is made of reinforced concrete pillars HA-25/B/20/XC1 and steel B-500-S, with the necessary dimensions and resistance for the project's requirements.

The horizontal structure is made up of reinforced concrete waffle slabs HA-25/B/20/XC1 and steel B-500-S, composed of reinforced concrete ribs in two directions plus vibro-pressed concrete cassette beams with a total thickness of 30 cm.

- **ROOF**

Flat, walkable roof on solarium floor with slopes. Asphalt sheet of elastomeric bitumen type LBM/40/FP, separating layer based on synthetic geotextile felt, 8 cm thick tongue and groove plate of extruded polystyrene (XPS TYPE IV) with transmittance coefficient 0.033 W/mK, new layer of synthetic geotextile felt, base for flooring with 4 cm thick M-5 mortar and non-slip porcelain stoneware paving according to design.

- **PRIVATE SOLARIUM**

Private terrace of the 5th floor flat with non-slip porcelain stoneware paving and artificial grass according to design.

- **FAÇADES**

The façade is made up of a multi-sheet construction system of 12 cm thick ceramic brick partition wall, 8 cm thick EPS thermal insulation with a transmittance coefficient of 0.029 W/mK, and 7 cm thick hollow ceramic brick interior partition wall. The interior cladding is plastered with exposed plaster and the exterior with single-layer mortar and porcelain tiling according to design.

- **MASONRY AND INSULATION**

Partition walls inside the dwellings between rooms of the same use with 7 cm thick ceramic brickwork to be clad with M-5 cement mortar.

The separation between dwellings consists of a double 9 cm thick ceramic brick partition, acoustic insulation between both partitions of 5 cm thick rock wool.

- **FLOORING AND TILING**

The floors between dwellings have acoustic insulation against impact noise under the self-levelling mortar. This will be finished with large-format porcelain stoneware.

The exterior paving of common areas will be non-slip in accordance with the CTE.

The tiling in bathrooms from floor to ceiling will be carried out on a plastered finish of cement mortar type M-5 with high quality tiles or stoneware.

- **PLASTER AND PAINT**

The dwellings have smooth plaster throughout the house with perimeter plastering, which can be dismantled in bathrooms or wet areas that require it to house installations.

Walls and ceilings are finished with smooth plastic paint.

- **CARPENTRY AND EXTERIOR GLAZING**

It will be made of lacquered aluminium with thermal bridge breakage, sliding balconies in the living room and main bedroom depending on the dwelling, and sliding windows in the rest of the rooms.

The balconies have double glazing with air chamber with security glass and roller blinds.

Reinforced front door, with steel structure and frame, locking device, security lock and peephole. Exterior finished in white PVC sheeting and interior with white water-lacquered board.

- **INTERIOR CARPENTRY**

Interior doors lacquered in white with spade hinges and cushioned closing with rubber weatherstripping on the frame. Cabinet type wardrobes with sliding hanging doors, finished in white melamine, lined on the inside with dividing shelf and hanging rail.

- **PLUMBING AND SANITARY WARE**

Wall-hung toilet with concealed cistern. Top quality mixer taps. Mineral resin shower trays. Ventilation of wet areas by means of forced extraction ducts.

- **ELECTRICITY AND TELECOMMUNICATIONS**

Electricity installations with a high degree of electrification (9.2 KW), electrical mechanisms (9.2 KW).

- **KITCHENS**

The kitchens will be delivered fully fitted with wall and base units, extractor hood cassette type, pre-installation for electrical appliances with COMPAC or similar type worktop and sink recessed in worktop. Top quality single-lever mixer taps.

- **AIR CONDITIONING/HOT WATER**

Pre-installation of air conditioning through Climaver Plus Aluminium 2-sided Isover ducts, nitrogen refrigeration line with airtightness test and adjustable and fixed grilles. Provision in roof for installation of outdoor unit.

Domestic hot water by aerothermal heat pump Ariston ACS Nuos EVO 150 A^{+} or similar with water accumulator and compressor installation on the roof.

- **PHOTOVOLTAIC PANELS**

In order to increase their energy efficiency, the homes have a 730 Wp photovoltaic panel with microinverter, with monitoring for web platform and 450 Wp panel on the roof, which will allow energy savings in the home's electricity consumption.

- **LIFTS AND STAIRS**

Each staircase has two lifts with capacity for 6 people each, automatic doors, telephone connection and LED lighting, which connect the basement with the 5 floors of flats and the roof.

- **PARKING SPACES**

Each buyer will choose a parking space with storage room in the basement. Access is via a ramp to the basement. The car park has a provision for installation steps for a future installation of a charging point for electric vehicles from the individual meter of each of the dwellings according to regulations.