

SPECIFICATIONS REPORT

Structure

The structure is executed in reinforced concrete for horizontal elements and columns, in accordance with the project specifications, the Spanish Building Code (CTE), and all applicable regulations.

Facade

The façades will be built using an external layer of ceramic brickwork (half-brick thick), rendered and painted with suitable exterior paint. On the interior side, sprayed polyurethane insulation will be applied, along with an air cavity containing thermal and acoustic insulation. This system provides significant energy savings and ensures a high level of comfort inside the dwelling.

Roofing

The roofs will be walkable. They will be constructed with slope formation, thermal and acoustic insulation, and waterproofing using asphalt membranes. The final finish will be high-quality non-slip porcelain stoneware flooring.

Exterior joinery

Exterior joinery will be made of aluminium with thermal break, including fixed, hinged and/or sliding panels, combined according to design, with double-glazed glass and an interior air chamber. Roller shutters with insulated aluminium slats will be installed in the bedrooms.

Interior joinery

The entrance door to the dwelling will be a security door with a safety lock and wide-angle peephole, finished on the interior to match the rest of the interior doors. Interior doors will be high-quality lacquered MDF swing doors in white. Built-in wardrobes will feature white lacquered doors, internal partitions, top shelf, and hanging rail, with a finish matching the interior doors.



Partitions

Separation between dwellings and common areas will be carried out using sound-insulating partition walls, consisting of brickwork walls with double-sided lining, insulation, and plaster finish.

Interior partitions will be made with self-supporting multi-layer gypsum fibre boards on galvanised steel profiles, including rock wool acoustic insulation and plaster finish. Bathroom partitions will use moisture-resistant gypsum fibre boards.

Ceilings

Continuous suspended ceilings made of gypsum fibre boards. Removable ceilings will be installed where the indoor climate control unit is located.

Flooring

Interior flooring will be high-quality porcelain material. Terraces and solarium flooring will be non-slip porcelain material with finishes similar to the interior. Garages and storage rooms will have continuous trowelled concrete flooring with epoxy finish.

Wall finishes

Interior walls will be finished with smooth plastic paint. Vertical wall surfaces in wet areas of bathrooms will be clad with high-quality porcelain material.

Sanitary fittings

Bathrooms will include vanity units with washbasin and backlit mirror. All sanitary fittings will be made of vitrified porcelain, white in colour and of high quality. Toilets will be fitted with dual-flush cisterns. Taps will be single-lever mixer type, with aerators to reduce water consumption and chrome finish. A water supply point will be installed in the solarium.



Electrical installation

High-grade electrical installation with top-quality fittings. Television and data points in the living room and bedrooms. Video intercom system.

Climate control

Individual arothermal system including domestic hot water production.

Air conditioning pre-installation

Pre-installation for air conditioning consisting of rigid fibre panel ducts, grilles, refrigerant circuit, drainage installation, and electrical conduit, to facilitate future installation by the buyer of an air conditioning system with an external outdoor unit and an indoor unit located in the suspended ceiling of the bathroom corridor.

Garage

Motorised access door with automatic opening operated by remote control. Fire and gas detection system with visual and audible alarms. Pre-installation of a private electric vehicle charging point at each parking space. Storage rooms located on the garage level.

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