

RESIDENTIAL VISTA CALA 52

Building Specifications

Structure & Foundation

- Foundation: Shallow foundation with isolated footings and continuous wall footings for the sanitary floor slab.
- Retaining Structure: Not present in the building, but some perimeter fencing walls may act as retaining walls.
- Load-bearing Structure: Reinforced concrete rectangular-section columns and some structural steel profiles, as per project plans.
- Horizontal Structure: One-way slabs with prefabricated concrete joists and hollow bricks on the ground floor; waffle slabs on the upper floors.

Partition walls

- Removable partitions with 48 mm galvanized steel profiles and 1.5 cm laminated gypsum boards on both sides.

Facade

- Facades: Exterior walls made of hollow brick, an air chamber with thermal insulation, and an interior laminated gypsum cladding. Alternatively, prefabricated reinforced concrete panels anchored to the slabs.
- Party Walls: Central layer of perforated brick with self-supporting laminated gypsum cladding and rock wool insulation.
- Floor Slabs: Polished concrete in the meter room, with a waterproof layer and granular base.

- Roofs: Flat walkable roof with a vapor barrier, sloped concrete layer, thermal insulation, waterproofing membrane, and a hydraulic tile finish.

Finishing

- Exteriors: Facades finished with monocapa mortar or prefabricated reinforced concrete.
- Interiors:
 - o Floors: Ceramic tiles.
 - o Walls: Gypsum board.
 - o Ceilings: Plastered and smoothed gypsum.
- Kitchens and Bathrooms:
 - o Floors: Ceramic tiles.
 - o Walls: Ceramic tiling.
 - o Ceilings: False ceiling with plasterboard panels.

Outdoor carpentries

- Grey PVC.
- Double glazing.
- Security entrance door

Indoor carpentries

- Wooden white doors
- Modular wardrobes

Included

- Fully Equipped Kitchen with appliances
- Fully Equipped bathrooms
- Complete conducted Air Conditioning System with single thermostat
- Electric shutters in bedrooms
- Spot lighting in kitchen & bathrooms
- Private parking space

Other installations

- Aerothermic heating pump for water
- Conducted mechanical ventilation system for bathroom and kitchen.
- Telecommunications installations according to current regulations.
- Electrical installation according to regulations, with standard mechanisms.
- Video ring bell

Gated community

- Outdoor parking space for bikes and cars
- Paved, artificial grass areas
- 2 communal Swimming pools
- Outdoor workout equipment
- Landscape garden with irrigation system