

BUILDING SPECIFICATIONS “RESIDENCIAL ALEGRIA XX”

FOUNDATION: the correct one based on the result from the geotechnical study. Estimate adjusted to existing standards.

FRAMEWORK: reinforced concrete, calculated by quake, adjusted to existing standards. One-direction forging, with prestressed cement joists, preassembled cement coffer. Works are monitored by a Technical Control Organism. Ten-year insurance warranty policy of stability according to Building planning.

ROOF SURFACE OF BUILDING: in solarium area, flat crossable roof surface with waterproofing double-membrane and thermal and acoustic insulation. Non-slip stoneware floor. By installation area, flat not-crossable roof surface with gravel protection.

FRONT ENCLOSURE: capuchina formed by ½ hollow brick, air chamber with thermal and acoustic insulation, clay brick internal partition wall. Finishes with continuous linings, be determined by technical direction. Safety glass railing in terraces.

PARTITIONING: 7 cm partition in all the house with clay brick and thermal - acoustic insulation in party wall.

OUTSIDE WOODWORK: doors and windows made of 1st quality PVC carpentry, TILT-TURN or SLIDING SYSTEMS, stainless steel screws, compact with roller shutter made of extruded aluminum slats, equipped with an electric motor drive. Double glazing for acoustic and thermal insulation, made of low-emissive glass.

LOCKSMITHING: according to project design, profiles and metal plates, protected with anti-rust paint, finished with two hands of synthetic enamel. Even the safety glass railing.

INSIDE WOODWORK: armored security hall entrance door with galvanized steel plates and surface coating like inside doors. Security system with 4 anchor points and panoramic peephole. Inside connecting doors with smooth white surface from DM to ceiling, even the splice profiles, steel satin hooks and doorknobs. Built in wardrobes with sliding doors and lined with wood.

PAINTWORK: walls with SMOOTH PAINT with two hands of plastic (washable) in white color at the roof and off-white at the walls (9003 – 9010). Stairs and hall be determinate by technical direction.

PLASTERWORK AND FALSE CEILING: plaster paste. Ceiling coating with false ceiling of fixed or removable plasterboard for hiding the air conditioning ducts and other installations.

PLUMBING: polypropylene pipe inside installation. PVC drainpipes. Individual water meters in each house. Water intake for wash machine and dish washer. Electric boiler for 80/110l and A.C.S. installation.

SANITARY PRODUCTS AND TAPS: type GAP by ROCA or similar and mixer tap by TEKA model Formentera or similar.

ELECTRICITY: High electrical installation for housing, inclusive the connection for air conditioning machine. Electricity device NIESSEN ZENIT white or similar. Communal antenna, FM and phone points according the ICT regulation, pre-installation of network conduits for optical fiber. Television and phone connection in all rooms except bathrooms.

OTHER INSTALLATIONS:

- Communal pool with mosaic tiles covering and auxiliary elements made according project details and salt water. Communal area with pool, shower and finnish sauna.
- Kitchen fittings done in FORMICA, colors to choosing, with worktop of compact quarts type SILESTONE or similar and furniture with stop close.
- Pre installation of air conditioning ducts inside the false ceiling in bedrooms and kitchen – livingroom. Connection between conditioner and condenser via copper pipe.
- Monitored door opener in each house.
- Current regulations about thermal – acoustic insulation, fire protection system and network infrastructure compliance based on the technical code of building.

ALL HOUSES COMES EQUIPPED WITH:

- White goods in INOX.
- Floor heating installation in all bathrooms.
- Sanitary water by solar panels or aerothermia system, be determinate by technical direction.
- Lighting in the entire house.
- Bathrooms equipped with toilets, furniture and shower screen.
- Built-in wardrobes in wood with drawers unit.
- Private solarium with shower and barbecue.

The promoter company reserves the right to carry out during the course of the execution of the work, the necessary modifications due to technical, legal or supply requirements, without implying impairment in the global level of qualities.