**QUALITY SPECIFICATIONS**

**FLAMINGOS PLOT 17**

* ECO-FRIENDLY WALLS to establish the dwellings and garden areas platforms.
* FOUNDATION of the dwelling and the pool by micropiles of different diameters braced screen with water-repellent reinforced concrete slab.
* BEARING STRUCTURE with reinforced concrete pillars. Flat grid slabs, lighten by concrete blocks and reinforced concrete slabs.
* ROOFING: flat reversed non-walkable roofing with gravel finishes and extensive landscaped inverted sloping roof SEDUM type. WATERPROOFING IMPRIDAN 100 Undercoat; two-layer roofing waterproofing with asphalt felt ESTERDAN 30P ELAST DANOSA LBM-30-FP stuck with blowtorch, and 2nd layer with asphalt felt ESTERDAN 40P ELAST DANOSA LBM-40-FP stuck to the prior with blowtorch and without matching joints, separating geotextile layer DANOFELT 150 (150gr/m2), protecting layer M-5 cement mortar, of 3 cm thick. THERMAL WATERPROOFING with rigid sheets of XPS 8cms thick, antipunching geotextile layer DANOFELT 200 and gravel filling 10 cm of average thickness. Compliance of the conditions of protection against humidity, acoustic regulations and energy demand limitation. Rainwater harvesting assured.
* FAÇADES: Façades enclosure up to 60cm, made up of SEEN FACE WATER-REPELLENT brickwork of 1/2 foot thick, beige colour, stuck with M-7,5 mortar; waterproofing sheet in 1st course, interior rough render with water-repellent mortar, air chamber, and insulation of polyurethane foam of minimum density of 45 kg/m3 and 5 cm thick and 9 cm thick partition hollow brick or seen face brick with a cross-linked polyethylene flexible sheet ‘Impactodan’ from DANOSA. Compliance of the acoustic regulations, energy demand limitation and protection against humidity.
* WALLS BELOW GROUND LEVEL of reinforced CONCRETE, Waterproofing of the basement walls on its external side (screen+edge foundation), made of: 1º) Preparation of the whole surface to be waterproofed. 2º) All the surfaces will be undercoated with IMPRIDAN 100 at 1kg/m2. 3º) It will be waterproofed with asphalt felt of modified bitumen, made with non/woven polyester felt, totally stuck to bracket Esterdan 40 P Elast SBS 4Kg FP type from DANOSA. 4º) protected with drainage layer DANODREN H15 Plus with geotextile added. Technical parameters for a correct waterproofing, a structural solution and a proper thermal insulation in order to fulfill the conditions of energy demand limitation.
* EXTERIOR CARPENTRY Aluminium. TECHNAL brand, series GA Lumeal and SOLEAL FY model, with thermal bridge break, colourless double glazing 4+4/16/4+4, including subframes chapters. ANODIZED colour. Compliance of the energy demand limitation, sound insulation and the CTE DB-SUA requirements.
* INTERIOR DIVISIONS of the dwelling with thick partition of hollow brick of 9cm thick. Technical parameters appropriated to compliance of the acoustic regulations, safety against fire.

* INTERIOR CARPENTRY. Interior passage doors with oak Wood veneer made of smooth sheet with board. Hidden trim of 40x32mm. Wardrobes completely finished, Wardrobe interior lining made with Melamine boards, walls completely lined forming modules with variable width and depth. Access door to dwelling, with oak Wood veneer, 300x270x14cm.
* MARBLE FLOORING light colour PUMICED FINISH in INTERIORS 90x90cm size and 2cm thick and with water-repellent anti-slip treatment. Same MARBLE FLOORING with ANTI-SLPI SANDY finishes in EXTERIORS 90x90cm size. Floor made in FURRIED MARTINSONS WILD PINE with autoclave treatment made of floorboards with free length and 15cm width in some porches, terraces, access footbridge, chill-out. All materials with durability and slipperiness treatments according to standards. PARKING Paving based on Portuguese cobblestone 10x10x7cm pieces.
* INTERIOR WALLS finished with plastic smooth PAINT, colour to be chosen, from EMULCRIL MEDITERRANEO over PERLITE FINISH in all rooms, except in wet rooms where there will be TILING on mortar rough render, of ceramic tiles or of natural stone depending on its position. The EXTERIOR cladding of walls’ face, when not of face brick, with water-repellent p-350 cement mortar and KEIM SOLDALIT sol-silicato type paint for organic, mineral and mixed substrates.
* Bathrooms are TILED with ceramic pieces of different dimensions. Showers created with slopes in order to install floating marble and resin shower tray on basement floor. One sheet and fixed embedded floor-ceiling SHOWER SCREENS.
* TOILETS. Wall-mounted VILLEROY & BOCH brand, TARGA ARCHITECTURA model, brick-wall construction toilet tanks GEBERIT DUOFIX WC. 540x345mm washbasin, VILLEROY & BOSCH brand, LOOP&FRIENDS model, White color and rectangular shape.
* FAUCETS TO WALL OR ON VANITY TOPS stylish.
* AIR CIRCULATION and CENTRAL VACUUM CLEANING SYSTEMS that guarantee the air renewal.
* SOLAR ENERGY to cover part of the demand for domestic hot water in the home.
* UNDERFLOOR HEATING by water fed with a heat pump in the whole house and electric underfloor heating in bathrooms. Temperature control in each room.
* AIR CONDITIONING SYSTEMhot/coldby BIWF1626BV Daikin Altherma aerothermal heat pump high powered set. Linear air diffusers. Temperature control in each room.
* Basic Indoor LIGHTING with decorative led strip. Swimming pool and gardens lighting.
* TELECOMMUNICATIONS. Radio, television y telephony in all rooms.

WiFi Access point and RACK DATOS installation.

* AUDIO-VIDEO ENTRY SYSTEM with colour monitor.
* PLUMBING INSTALLATION**.** Potable water with the appropriate pressure and flow to all the wet rooms of the building depending on the starting parameters to be provided by the municipality potable water supplying company.

* WATER EVACUATION faecals and rainwater separated.
* ELEVATOR for 6 people and DUMBWAITER, for vertical transportation of goods.
* OVERFLOW SWIMMING POOLilluminated and with heating preinstallation.
* BOILER ROOM tiled with ceramic tiles, with pressure pump, pool filter pump, water descaler, etc.
* Indoor garden finished, with lighting and automatic watering.
* PARKING SPACES above-ground.
* PLOT ENCLOSURE perimeter fence of the plot by doubly reinforced in 12mm corrugated Steel with 20x20cm grid. Stuck with concrete tie beam of 50x50cm. Gate automation for car entrance plus PEDESTRIAN gate.
* Kitchen not furnished
* Laundry room with laundry chute, not furnished.

**POSSIBLE EXTRAS TO CONTRACT:**

* Kitchen furnishing.
* Laundry room furnishing.
* Piece of furniture under washbasin.
* Spa Area.
* Decoration and furnishing of the dwelling.