

QUALITY SPECIFICATIONS VILLA “LAS NUBES”

URBANIZATION ALMENARA. C/ GRAZALEMA, Nº 22
SOTOGRANDE ALTO
SAN ROQUE
CADIZ



PLOT AREA: 2,872 m².

Contemporary (avant-garde) three-storey house, with wonderful views to the Golf Valley and to the sea.

DWELING AREA: 838 m²

TERRACES & PORCHES: 314 m²

WATER SHEET POOL: 40 m²

GROUND FLOOR: Driveway entrance. Entrance access, covered parking space for 2 cars, garden. Entrance hall, toilet, staircase, kitchen with pantry, living room, dining room, porch and terrace. Pool.

FIRST FLOOR: Living room with fireplace, four bedrooms with ensuite bathrooms and dressing rooms, hallway.

BASEMENT: Separate entrance from outside to boiler room, service bedroom and bathroom and laundry room. Multipurpose room open to garden.

- FOUNDATION BY INSULATED FOOTINGS and reinforced concrete slab WALLS according to the demands of the geotechnical study. Perimeter drainage.
- MIXED BEARING STRUCTURE with pillars and metallic beams of reinforced concrete. Reinforced concrete ironworks.
- EXPOSED METALLIC STRUCTURE with large section S-275 JR hot rolled steel profiles for cantilever of 8 meters in the outdoor terrace area next to the pool.
- ROOFING: flat, inverted with reinforced asphalt double felt-based WATERPROOFING, DANOSA brand, esterdan 40 P elastomer of 4 Kg/m² model. Terraces roofs made of lightweight concrete WATERPROOFING with reinforced asphalt double felt DANOSA brand, esterdan 40 P model, 4 Kg/m² elastomer. Puncture, separating, filtering layer of 200 gr/m² geotextile, DANOFELT PY 200. Compliance of the conditions of protection against humidity, acoustic regulations and energy demand limitation. Rainwater harvesting assured.
- FAÇADES: made up of EXTERIOR LEAF of solid perforated brick half foot thick, and on the inside of grout cladding, thermal INSULATION by polyurethane rigid foam, manufactured in situ, made by projection on the inner face of the façade enclosure, with a nominal density of 45 kg/m³ and 50 mm. thick, air chamber and INTERIOR LEAF of thick partition of triple hollow brick. Compliance of the acoustic regulations, energy demand limitation and protection against humidity.
- WALLS BELOW GROUND LEVEL of reinforced CONCRETE, WATERPROOFED on the outer side with reinforced asphalt felt of 4.0kg and with 'Drentex' protection, thermal INSULATION, carried up in situ of, polyurethane foam of 3cm and 35kg/cm², with hydro-expansive junctions in structural joints and INTERIOR PARTITION of partition tile. In non-habitable spaces only reinforced concrete wall. 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. Climaguard Premium Glazing with double laminated glass with air chamber with argon gas and thermal insulation protection by low emission PLANITHERM 4S colourless glass in main rooms or with south, east and west orientation. At the discretion of the Architects. 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 7cm thick, in wet rooms of 9 cm thick. In basement, the walls will be made of solid perforated brick of ½ foot thick both sides to be plastered. Technical parameters appropriated to compliance of the acoustic regulations, safety against fire.
- INTERIOR CARPENTRY. Interior passage doors made of Dm boards veneered on both sides in Oak wood smooth model and interior filling with extruded polystyrene URSA XPS panels to standard UNE EN 1316. Hidden hinges Serie Kubica from Krona, handle with stainless Steel finishing to be chosen by DF. Security access

door to dwelling. Wardrobe front doors with folding leaves manufactured in workshop with Dm boards veneered on both sides in Oak wood smooth model with interior filling with extruded polystyrene URSA XPS panels according to standard UNE EN 1316.

- INTERIOR FLOORING in polished double loaded porcelain stoneware (according to UNE -EN 14411) in 90*90cm tiles for high circulation in colour get with adhesive C2 TES1 S/ EN-12004 IBERSEC TILE FLEX. In basement, 40*40 porcelain stoneware. All materials with durability and slipperiness treatments according to standards.
- INTERIOR WALLS finished with colour plastic smooth paint colour over PERLITE FINISH in all rooms, except in wet rooms and in shower areas where there will be TILING on mortar rough render of ceramic tiles to be chosen by DF.
- Continuous suspended FALSE CEILINGS, consisting of ribbed plaster plates, with a straight edge and smooth finish, suspended from the slab by hanging gouges of plaster paste and vegetable fibres evenly distributed (3 fastenings/m²) and separated from the vertical walls 5 mm minimum.
- Main staircase of laminated Steel welded to continuous anchor plate bolted to bearing walls of reinforced concrete. Steps lined with natural wood.
- Interior glass railings attached to the sides of the walkways by stainless steel profiles.
- Decorative metal stair handrail.
- Metal exterior railings.
- EXTERNAL cladding of the building is one layer white painted grout ROUGH RENDERED. In some areas or walls by textured rough-coating to be determined by DF.
- Shower trays at floor level with hidden gutter, fixed SCREENS floor embedded.
- TOILETS. Wall-mounted, brick-wall construction toilet tanks.
- Vanity tops TWIN WASHBASINS in master bathroom, rest of bathrooms one washbasin on vanity top.
- FAUCETS TO WALL OR ON VANITY TOPS stylish
- AIR CIRCULATION SYSTEMS and FORCED EXTRATION that guarantee the air renewal.
- SOLAR ENERGY to cover part of the domestic hot water demand.

- UNDERFLOOR HEATING by water fed with a heat pump. Daikin brand in ground and first floor. In bathrooms electric underfloor heating. Temperature control in each room.
- AIR CONDITIONING SYSTEM hot/cold by fan coils and external cooler. Daikin brand. Linear air diffusers in common areas. Temperature control in each room.
- Indoor LIGHTING. Basic with halogen, plus points of light for lamps. Outdoor lighting with flood lights in gardens. And recessed floor spotlights. Swimming pool lighting.
- TELECOMMUNICATIONS. Radio, television y telephony in all rooms.
- WI-FI in the entire house, including terraces.
- AUDIO SYSTEM PREINSTALLATION
- AUDIO-VIDEO ENTRY SYSTEM with colour monitor, Gira unit with letterbox outside.
- FIRE PROTECTION according to the CTE DB-SI 4 stipulation.
- 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.
- INFINITE EDGE POOL, according to design, illuminated.
- KITCHEN. The dwelling is delivered with no-furnished kitchen.
- BASEMENT. It is delivered with boiling room and service bedroom with bathroom finished. The Multipurpose room open to the garden is delivered in rough and without enclosure
- LAUNDRY ROOM **not furnished.**
- BOILER ROOM tiled with ceramic tiles, with pressure pump, pool filter pump, water descaler, etc.
- GARDEN finished, with lighting and automatic watering. The plot has numerous mature pines surrounding the house.
- PARKING SPACES above-ground.
- Illuminated inner garden with automatic watering.

EXTRAS

- WIRELESS HOME AUTOMATION, FIBARO system. As wide as desired.
- COMPLETE AUDIO SYSTEM.
- KITCHEN FURNISHING
- LAUNDRY ROOM FURNISHING
- BASEMENT MULTIPURPOSE ROOM FINISHING
- LIFT.