

## QUALITIES ESPECIFICATIONS FLAMIGOS. PLOT 10

- ROCKFILL WALLS to establish the dwellings and garden areas platforms.
- FOUNDATION of the dwelling by reinforced concrete slab. The swimming pool foundation by micropiles.
- BEARING STRUCTURE with reinforced concrete pillars. Flat grid slabs, lighten by concrete blocks and reinforced concrete slabs.
- ROOFING: inverted flat, non-walkable, roof with ceramic or anthracite grey color ceramic mixed tiles finishes. WATERPROOFING by asphalt felt of 4.8kg and by double-layer reinforcement asphalt roofing felt on edges. INSULATION by injected polyurethane foam of 50mm and 50Kg/cm<sup>2</sup> in situ. 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 (11,5cm), and on the inside of grout cladding, with 5cm air chamber and thick partition of hollow brick. INSULATION made up of injected polyurethane foam of 30 mm thick and a density of 35 Kg/m<sup>3</sup>, air chamber and INTERIOR LEAF of thick partition of 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 asphalt felt of elastomer bitumen SBS Esterdan 40 P elastomer, (LBM-40-FP160 type) polyester (non/woven felt of 160 gr/m<sup>2</sup>), fully stuck on the bracket by blowtorch. INTERIOR PARTITION of double hollow brick and cavity Wall made of double hollow brick. 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, 'SOMBRA RAL' GREY 7030, GALENE GTI model. Double glazing CLIMALIT 6/10/8 colourless. 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. Technical parameters appropriated to compliance of the acoustic regulations, safety against fire.
- INTERIOR CARPENTRY. Interior passage doors of lacquered wood, hanging ironworks with concealed Italian hinge and rubber seal, passage handle model 154 stainless SQUARE C/PL HORIZONTAL, from 'Foble'. Wardrobes completely finished, inside lined, with doors similar to the passage doors, embedded handles. Access door to dwelling of IROKO wood of 1.20x3.50m, PIVOTAL.

- INTERIOR and EXTERIOR FLOORING porcelain stoneware 60x60. CAR entrance of cobblestone SQUARE PORTUGUESE WHITE type. All materials with durability and slipperiness treatments according to standards.
- INTERIOR WALLS finished with VALENTINE PAINT plastic smooth colour to be chosen 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. EXTERNAL cladding of the building will have a Sierra Elvira grey ceramic fountain on façade, and the rest of wall coverings are screed rough render and with water-repellent p-350 cement mortar and smooth acrylic elastomer paint 'JUNO'.
- Bathrooms are TILED with ceramic pieces of several dimensions. Showers created with slopes for floating marble installation and resin shower tray on floor in basement. One pivot and one fixed embedded floor-ceiling SHOWER SCREENS.
- Wall-mounted TOILETS, brick-wall construction toilet tanks and fully furnished.
- FAUCETS TO WALL OR ON VANITY TOPS stylish, RITMONIO MOD POIS.
- AIR CIRCULATION SYSTEMS and CENTRALIZED SUCTION that guarantee the air renewal.
- SOLAR ENERGY to cover part of the domestic hot water demand.
- UNDERFLOOR HEATING electric in bathrooms and by water on the rest of the house. Temperature control in each room.
- AIR CONDITIONING SYSTEM hot/cold by external unit inverter multi split Model 2MXS50H Daikin. Linear air diffusers. Temperature control in each room.
- Basic Indoor LIGHTING with decorative led strip. Niche formation for indirect lighting in columns. Swimming pool lighting. Garden lighting.
- TELECOMMUNICATIONS. Radio, television y telephony in all rooms.
- 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 faecal and rainwater separated.
- LIFT without machine room with SINGLE door, for 6 people and three stops from ORONA.
- INFINITY POOL illuminated and with heating pre installation. SUMMER BAR by swimming pool with same structural qualities and dwelling finishes.

- KITCHEN AND LAUNDRY ROOM. The dwelling is delivered with these two rooms furnished.
- BOILER ROOM tiled with ceramic tiles, with pressure pump, pool filter pump, water descaler, etc.
- GARDEN finished, with lighting and automatic watering with rain sensor.
- PARKING SPACES above-ground and basement.
- PLOT ENCLOSURE to street urbanization with stone walls of reinforced concrete and tiled with Casares stone and laminated glass panes 3+3. Plastic laminated enclosure fence on plot perimeter. GATE automation for car entrance plus PEDESTRIAN gate.

**POSSIBLE EXTRAS TO CONTRACT:**

- Decoration and furnishing of the dwelling.