

# QUALITY SPECIFICATIONS

## FLAMIGOS 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 2<sup>nd</sup> 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/m<sup>2</sup>), protecting layer M-5 cement mortar, of 3 cm 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 solid brickwork of 1/2 foot thick stuck with mortar, waterproofing sheet in 1<sup>st</sup> course, interior rough render with water-repellent mortar, air chamber, and insulation of polyurethane foam of minimum density of 45 kg/m<sup>3</sup> and 5 cm thick and 9 cm thick partition hollow brick. 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 with IMPRIDAN 100 at 1kg/m<sup>2</sup>. 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. TECHNICAL brand, SOLEAL FY55 series with thermal bridge break, colourless double glazing 6+6/12/4+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 Dm board lined of 2,40 m high, with Oliveri handles. Wardrobes completely finished. Access door to dwelling with pivoting leaf with Iroko Wood veneer, 300x270x14m.

- 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. All materials with durability and slipperiness treatments according to standards. PARKING Paving of concrete cobblestone and exterior footpaths with imprinted concrete.
- 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. On EXTERIOR KEIM SOLDALIT silicate paint applied with roller on coatings.
- Bathrooms are TILED with white Macael pumiced marble 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 Duravit brand, brick-wall construction toilet tanks GEBERIT. Washbasins integrated in countertops all in White Macael marble.
- 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. Temperature control in each room.
- AIR CONDITIONING SYSTEM hot/cold by BIWF1626BV Daikin Altherma aérothermal heat pump 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.

- KONE ECOSPACE ELEVATOR
- OVERFLOW SWIMMING POOL illuminated 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.
- Decoration and furnishing of the dwelling.