

QUALITY SPECIFICATIONS

FLAMINGOS PLOT 18

- ECO-FRIENDLY WALLS to establish the dwellings and garden areas platforms.
- FOUNDATION of the dwelling by reinforced water-repellent concrete slab with thick steel; the pool, the summer bar and part of the house by deep foundation with micropiles.
- BEARING STRUCTURE with reinforced concrete pillars. Flat grid slabs and reinforced concrete slabs of 20 and 25cm.
- ROOFING: flat reversed non-walkable roofing with gravel finishes and landscaped inverted sloping roof. Waterproofing by rigid polyurethane foam with minimum density of 45 kg/m³ and average thickness 8 cm. 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, rough render of air chamber with cement mortar and injected polyurethane foam of 35 kg/m³ and 4 cm thick, air chamber 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/m² plus asphalt sheet. On its internal side 9 cm thick partition 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, lacquered, series GA Lumeal XXL, with thermal bridge break from TECHNAL, accessories in joinery colour, placement by screwing, sealing of joints with silicone, colourless double glazing 4+4/16/4+4. 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 2.70m height in wood to be lacquered in white, with hidden hinges. Wardrobes totally finished, in Wood. Access door to dwelling with vertical pivot system 2.30 X 2.90m
- FLOORING for interiors of Sierra Elvira natural stone tiles 40x40x2cm, for exteriors the flooring will be made of the same natural Stone but with SANDY finish. All materials with durability and slipperiness treatments according to standards. PARKING Paving based on concrete cobblestone

10x10x7cm pieces.

- INTERIOR WALLS finished with plastic smooth PAINT, colour to be chosen, from REVETON 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. For the EXTERIOR cladding of walls, plastic acrylic paint Revolastic type 'cotefilm' from REVETON. Paneled with composite patching in some areas of the façade.
- Bathrooms are TILED with ceramic pieces of different dimensions with marble panels. Showers created 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, SUBWAY 2.0 model, brick-wall construction toilet tanks GEBERIT DUOFIX WC. Washbasins 2ND FLOOR 0317580029 DURAVIT.
- FAUCETS TO WALL OR ON VANITY TOPS stylish.
- AIR EXTRACTION AND RENOVATION INSTALLATION SYSTEMS. Of low sound level.
- AIR CONDITIONING by AEROTHERMAL "DAIKIN" and for domestic hot water.
- UNDERFLOOR HEATING by water by AEROTHERMAL SYSTEM "DAIKIN" and electric underfloor heating system in bathrooms. Temperature control in each room.
- AIR CONDITIONING SYSTEM hot/cold by interior Unit, Hidrobox HXHDY125A model "DAIKIN". Linear air diffusers. Temperature control in each room.
- DOMOTIC: Lighting controller and installation points for curtains / blinds.
- Basic Indoor LIGHTING. Embedded ceiling lights and decorative leds strips. 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 5 people with 3 stops.
- OVERFLOW SWIMMING POOL lighted saltwater 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 and in basement.
- PLOT ENCLOSURE perimeter fence with enclosure wall of brickwork and rough render + Hercules mesh covered with vegetation. Gate automation for car entrance plus PEDESTRIAN gate.
- Illuminated lake at the entrance.
- Kitchen not furnished
- Laundry room, with laundry chute, not furnished.

POSSIBLE EXTRAS TO CONTRACT:

- Kitchen furnishing.
- Laundry room furnishing.
- Furniture under washbasin.
- Decoration and furnishing of the dwelling.