

# BUILDING SPECIFICATIONS

## Foundations and structure

The foundation and the structure will be made with reinforced concrete, based on a previous geotechnical report, adapted to the regulations of the Technical Building Code on "structural safety" and with the permanent control of an approved laboratory to ensure the quality.

The basement will be made using reinforced concrete walls.

The structure of the building will be reinforced concrete and will be executed through the system of reticular slabs.

## Facade

Facade of large-format triple acoustic ceramic brick, thermal isolation of polyurethane foam, and surfaced with large-format brick partition of 7 cm. thick.

## Terraces

To achieve the best isolation and waterproofing in walkable flat roofs, a roof system with waterproofing with asphalt sheet and thermal insulation with extruded polyurethane where necessary has been considered on the slab.

## Partitioning in separation of dwellings

To ensure the isolation between dwellings, large-format acoustic double brick and mineral wool thermal isolation have been considered.

Separation of dwellings with large-format acoustic brick common areas.

## Interior divisions

The interior compartmentalization of the house will be carried out using a large 7 cm partition.

## Exterior carpentry

To ensure optimum watertightness and the best performance in thermal and acoustic isolation, an aluminum carpentry has been considered, with thermal bridge breakage and double glazed double glazing type climalit, and in exit door to terraces, double glazing low emissive stadip in both cases.

Aluminum roller shutters with isolation will be installed in the living room and bedrooms.

## Interior carpentry

Main access door to armored housing, with optical sight glass, external knob and internal crank, with its corresponding security lock.

The interior doors will be solid semi-lacquered MDF board in white, with flashings of the same color as the door.

The modular cabinets, with sliding and/or folding doors matching those of passage, with an internal shelf for the trunk division and hanging bar.

The lower part of the cabinet will be left above the floor skirting.

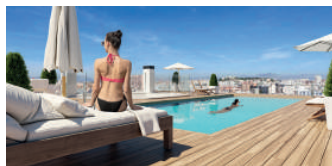
## Locksmithing

Interior railings of the building with vertical steel tube uprights and metal handrails.

## Paving

For the floors of the hall, living room and bedrooms ceramic stoneware. It will be finished with skirting boards of the same stoneware of 7 cm in height.

In the kitchen and bathrooms tiled with top quality stoneware.



## Coverings and suspended ceilings

Coating of kitchen and bathroom walls, top quality ceramic tile, matching the floor chosen in each room.  
In the rooms where it is necessary the false ceiling will consist of plasterboard. These elements hide the installations that run through the ceiling and provide additional acoustic isolation; the rest of the house will be laid out in plaster on ceilings.  
The finish of the walls will be based on smooth plastic paint in light color.

## Sanitary appliances

Sanitary fixtures in vitrified porcelain in white, chrome-plated single-lever taps.

## Installations

### Sanitation

The evacuation of water from the dwellings has been foreseen with the integral system using PVC drains. The horizontal sanitation will be hung from the ceiling, which allows better maintenance, except for the one corresponding to the basement where it will be buried.

### Ventilation

It will be carried out by mechanical extraction with direct exit to the roof, when necessary, which will prevent the transmission of noises, smells and condensations.

### Plumbing

The general water connection will be made with polyethylene pipes, the interior distribution of the house being in cross-linked polyethylene or similar that guarantees the proper functioning of the system.

### DHW

Individual sanitary hot water by means of a highly efficient heat pump system (Aerothermia) with WIFI control.

### Air conditioning

Pre-installation of air conditioning through ducts.

### Electricity, Telephony and Television

Telephone sockets in all rooms.  
TV sockets in all rooms.

## Special installations

Pedestrian access via video intercom.  
The garage door will be automated, with remote control.  
Photovoltaic panels for electricity consumption in common areas.

## Common elements

Patio and rooftop courtyard with paving and landscaping (artificial grass).  
Swimming pool for adults and children on the rooftop.  
Children's play area in the courtyard.

## Energy efficiency

The building has a double A energy certificate thanks to:

- High thermal isolation containing the building envelope (facades and roofs).
- Efficient water heating system (Aerothermia).
- Photovoltaic panels for the use of the common facilities of the building.
- Aluminum carpentry and high-performance glass.
- Cross-ventilation in dwellings that acts as a heat attenuating element.

