



FACADES

.Cavity Wall type enclosure, with main leaf of perforated ceramic brick with cement mortar rendered exterior cladding and finished with acrylic paint, interior lining with cement mortar. Thermal insulation of extruded polystyrene and mineral wool and self-supporting interior wall cladding with gypsum board.

PARTITION WALLS

. Interior partition walls: Self-supporting partition walls and laminated plasterboards with mineral wool insulation.
· Separation of dwellings: Supporting sheet of perforated ceramic brick masonry, gypsum plaster on one side, self-supporting lining on both sides with laminated gypsum board and mineral wool insulation.
· Separation of dwellings from common areas: Supporting sheet of perforated ceramic brick masonry with gypsum plaster lining on the interior face, self-supporting lining inside the dwelling with laminated gypsum board and mineral wool insulation and gypsum plaster lining and plaster in common areas.

TILES

.LIVING ROOM-DINING ROOM-KITCHEN, HALLWAY AND BEDROOMS: porcelain tile flooring.
·BATHROOMS AND WASHROOM: porcelain tile flooring.
·COVERED TERRACES: porcelain tile flooring.
·UNCOVERED TERRACES AND PENTHOUSES: non-slip porcelain stoneware floor tiles of leading brands.
·TILING
Bathrooms: white paste tile first brands

PAINTS

·FACADES: elastic acrylic paint.
·INTERIOR VERTICAL SURFACES: smooth anti-mildew plastic paint.
·HORIZONTAL INTERIOR SURFACES: smooth anti-mildew plastic paint.

SANITARY WARE AND FAUCETS

·SANITARY WARE: top brand vitrified porcelain, white color. Shower with fixed screen.
·TAPS: top brands.

PLUMBING

·Instalación mediante tuberías de pex, llave de corte general en cada una de las dependencias y en cada aparato.
· Producción de agua caliente sanitaria mediante Aerotermia.

ELECTRICITY

·High level of electrification.
Telecommunication installation, TV, TELEPHONE, in all rooms except bathrooms and terraces.

WOOD CARPENTRY

· Reinforced entrance door to the house.
· Interior doors with flush doors in block, factory lacquered finish.

ALUMINUM CARPENTRY

·Lacquered aluminum with thermal break, with insulating and/or safety glass depending on the case.
·Aluminum motorized slat blinds.





AIR CONDITIONING/HEATING

- Air conditioning: by heat pump

VENTILATION OF DWELLINGS

- Air quality: Mechanical ventilation of dwellings

KITCHEN FURNITURE

- Fully fitted kitchen with appliances: refrigerator, oven, ceramic hob, dishwasher, extractor Hood.

PLOT ENCLOSURE

- In areas with adjoining plots: electro welded mesh.
- In enclosure with public road: enclosure based on metal pipe posts according to plans.

VIDEO SURVEILLANCE

- A video surveillance system will be installed at the accesses and perimeter.

GUARDHOUSE FOR CONSIERGE

- Guardhouse at the main access to the complex.

ACCESS CONTROL

- The keys will be mastered.

COMMON ELEMENTS AND FACILITIES

- Gardens
- Fitness room
- Multipurpose room Coworking with wifi and gourmet area.
- Toilets in the pool area
- Multipurpose swimming pool
- Children ´s swimming pool
- Children ´s playground
- Hammock area around the swimming pools.
- Paddle court.

NOTE:

The materials described in this extract from the specifications may undergo such variations or changes as may be deemed appropriate by the architect in charge of the works provided that, in his opinion, such changes do not impair the quality of the same. this report is of a contractual nature for Miguel y Rodriguez S.L.U

