



STRUCTURE, ENCLOSURE AND PARTITIONS



Reinforced concrete structure, anti-seismic, calculated in accordance with Spanish Instruction E.H. and European guidelines, with sanitary damp-proof slab and waffle slab. Concrete, steel and service tests carried out by an approved external laboratory.

Double wall, 12 cm on the outside, plastered on the inside, high-density extruded thermal insulation according to project, and an additional wall to form a 7 cm chamber, thus providing excellent thermal and acoustic insulation for the house.

Large-format porcelain stoneware flooring. Exterior cladding with porcelain stoneware installed with elastic adhesive according to project design, and the rest finished with painted trowelled single-layer mortar. Interior cladding finished in sprayed plaster with smooth paint. False ceiling of plasterboard with curtain recesses and decorative areas according to project management. Exterior paint on the monolayer cladding, keeping the facade white for a longer period of time.



ROOF

Flat roof with lightened concrete slopes, thermal and acoustic insulation according to the project, and finished with porcelain stoneware flooring; gravel in non-accessible areas.



KITCHEN

Kitchen equipped with wall and base units, porcelain worktop and decorative extractor hood. Stainless steel undercounter sink. Outlets for oven and dishwasher. Additional outlets for washing machine, tumble dryer and aérothermal system in the exterior storeroom.



EXTERIOR AND INTERIOR CARPENTRY

Texturised lacquered aluminium with thermal break. Roller shutters in bedrooms, large windows in the living room, security glass with chamber. Smooth white lacquered doors. Built-in wardrobes with lacquered doors according to design.



SANITARY INSTALLATIONS

Electrowelded polypropylene pipes with different diameters to guarantee the necessary flow to all points. Domestic hot water by means of an aérothermal accumulator, providing significant energy savings. Toilets in bathrooms and single-lever mixer taps.



ELECTRICAL INSTALLATIONS

Pre-installation of telephone, internet and TV outlets in all bedrooms, living room and porch. High-security electrical installation with a high degree of electrification of up to 9.2 KW, adaptable according to specific needs. Pre-installation of solar panels and electric vehicle charging point.



SPECIAL INSTALLATIONS

Pre-installation of ducted air conditioning in all rooms for heating and cooling. Installation of intercom, burglar alarm, automatic blinds in bedrooms and underfloor heating in the two main bathrooms.



EXTERIOR AREA

Fenced plot corresponding to the property with gate for pedestrian and vehicle access. Large slabs leading to the property, parking area with paving and gardens finished with decorative gravel according to design.



TERRACE AREA

Inverted roof, perfectly waterproofed with thermal and acoustic insulation, finished with non-slip paving and gravel in remaining areas. Light and water points, and pre-installation for an electrical outlet.



GUARANTEE

The property will be delivered with its corresponding Building Book, Energy Efficiency Certificate category B and a ten-year insurance policy covering material damage caused by faults or defects affecting the foundations and other structural elements.

Optional equipment included: electrical appliances, shower screens and lighting.