

BUILDING SPECIFICATIONS FOR EL CAMPANARIO HILLS



FOUNDATIONS AND STRUCTURE:

- Foundations built according to the recommendations of the geotechnical study.
- The structure has reinforced concrete walls and columns and a waffle slab, in accordance with current regulations.



BUILDING AND INTERIOR ENCLOSURES:

- Building enclosure with cavity brickwork walls made of double hollow bricks, air chamber with polyurethane foam thermal insulation, and inner wall.
- The dividing walls between properties are made up of one single skin wall of double hollow bricks and a second perforated brick wall, with acoustic insulation and a non-ventilated middle chamber.
- Interior partitioning within properties consists of thick partitions of double hollow bricks.
- Parapets around terraces, where applicable, built of perforated brick masonry with a frameless glass balustrade, freestanding and embedded, in accordance with design.
- Partitions between property terraces made of perforated brick masonry with embedded glass, in accordance with design, and a rendered finish.
- Separation walls between solariums made of perforated brick, of an appropriate height, topped with a white precast concrete coping stone (ULMA brand or similar).



INTERIOR AND EXTERIOR FACING:

- Exterior walls rendered with waterproof cement mortar, where applicable according to design.
- Interior walls and ceilings plastered.
- False ceiling in the housing units, at different heights depending on the room, with recesses and pelmets in some areas by windows and exterior doors, in accordance with design.



FLOORING AND TILING:

- Flooring of entrances and communal areas of Spanish tumbled marble or stone, with a continuous design without forming individual sections by the entrances.
- Interior flooring of the whole property of GUNNI & TRENTINO or similar, porcelain stoneware, with a continuous design without forming individual sections between rooms.
- Flooring of terraces and solarium of large format porcelain stoneware, matching the interior, non-slip, with a continuous design without forming individual sections.
- Bathrooms tiled with large format stoneware or similar, at different heights in the bath and shower areas, in accordance with design. The remaining bathroom walls finished with plaster and painted in a colour to be chosen by the project management.



EXTERIOR CARPENTRY:

- Aluminium carpentry with a thermal bridge break, CORTIZO brand, Cor Visión series or similar, thermoacoustic glass, and with a low profile inlaid in the floor for sliding doors accessing terraces.
- Aluminium blinds in the bedrooms.



INTERIOR CARPENTRY:

- Entrance door with armoured plate, with a smooth white lacquer finish, and a security lock.
- Interior doors have a smooth white lacquer finish, in accordance with design, with chrome handles and hardware, and concealed hinges.
- Cupboard fronts hinged, same model as the interior doors, lined inside with melamine, including drawers, shelves, shoe rack and hanging rods, in accordance with design.



ELECTRICITY AND TELECOMMUNICATIONS:

- Top quality electrical and telecommunication installations, and carried out in accordance with current regulations.
- Devices are of NIESSEN brand or similar, with a white-glass finish.
- Telephone and television sockets in accordance with the telecommunications project.
- Installed colour video intercom with automatic opening of the pedestrian gate.
- Directable LED lighting with a circular white matte finish in hallways and bathrooms.
- Terrace lighting through wall sconces and recessed lights in the parapet for surface ground lighting, except on the lower floors.
- Hallways in communal areas, entrances, pedestrian entrances, and stairwells illuminated by LED lights.
- Pre-installation of home automation



PLUMBING:

- All hot and cold water installations carried out in accordance with current regulations, with top quality pipes for cold water and thermally insulated hot water pipes, with individual stopcocks for each appliance in all wet areas.
- Domestic hot water production via an approved heat pump, with an aerothermal system for energy savings.



HEATING AND AIR CONDITIONING:

- Heating and air conditioning in living room and bedrooms, implemented through ducts with an interior and exterior unit, via an individual smart digital thermostat set into the wall.
- Water underfloor heating on the ground and upper floors, fed by an aerothermal system.
- Electric underfloor heating in bathrooms.



BATHROOMS:

- The main bathroom has a white wall-hung GUNNI & TRENTINO or similar, toilet, with a concealed cistern and white front flush button.
- Other bathrooms have white GUNNI & TRENTINO or similar, toilets.
- White shower tray with non-slip resin and measurements adapted to the design.
- White GUNNI & TRENTINO or similar, acrylic bathtub, where applicable, in accordance with design.
- Washbasin with vanity unit in white matte lacquer, either double or single, in accordance with design.
- Chrome GUNNI & TRENTINO or similar, mixer taps.
- A rainfall showerhead (“RainShower” model), flush to the ceiling.
- Glass shower screen, fixed and/or with a hinged door (where applicable), with chrome fittings, in accordance with design.
- Mirror above washbasins in bathrooms.
- Glass door separating bathroom/bedroom, either hinged or sliding, in accordance with design.



KITCHEN:

- Fully fitted kitchen with GUNNI & TRENTINO or similar units rising to the ceiling in accordance with design.
- LED lighting strip under upper units.
- Countertop, fronts and side panel with support bar (where applicable) with an integrated sink.
- Customisable.



ELECTRICAL APPLIANCES:

- Induction hob, pyrolytic multifunction oven, microwave, integrable fridge-freezer, integrated dishwasher, washing machine and dryer (SIEMENS brand or similar).
- Mixer tap.



PAINTING:

- Exterior walls finished with exterior emulsion waterproofing paint in a colour to be decided by the project management, in accordance with design.
- Interior finished with plain emulsion paint on the walls and ceilings.



OUTSIDE AREAS AND PARKING:

- Pedestrian access flooring made out of precast concrete finished in a light colour.
- Perimeter of the property enclosed by a metal fence and/or brick masonry wall, rendered and painted white, as applicable.
- Metal pedestrian and vehicle doors, with a contemporary design. Vehicle doors automatically activated via remote control.
- Outdoor infinity swimming pool, with saltwater chlorination and underwater lighting.
- Children's pool.
- A spa area with a gym, Turkish bath, sauna, pressure jet shower and relaxation area with infrared lamps.
- Landscaping is completely contemporary in style, with automatic irrigation: sprinklers for the lawns, and drip irrigation for everything else.
- Lighting on paths via beacons and light projectors in specific areas of the garden.
- Pergolas of concrete in the terraces applicable in accordance with design.



LIFTS:

- Six-person lift (450 kg maximum load).



PENTHOUSES:

- Plunge pool of 6 x 3, with an infinity edge.

OPTIONAL PACKAGES



TERRACES, PENTHOUSES:

- Relaxation area with 8-10 seats.
- Relaxation area for 3-4 people.
- Barbecue, an outside storage counter with fridge, and an outside cooking area.



LOWER APARTMENTS:

- Pool, average of 4-6 m2, with an infinity edge.
- Relaxation area for 3-4 people.
- Barbecue, an outside storage counter with fridge, and an outside cooking area.



GROUND AND FIRST FLOOR APARTMENTS:

- Swimming pool on the terrace.
- Jacuzzi on the terrace.



HOME AUTOMATION, ELECTRICITY AND HEATING / AIR CONDITIONING:

- Installation of a charging point for electric vehicles.
- Electric blinds in the bedrooms.