

BUILDING SPEC REPORT

Adel San Roque

San Roque



FOUNDATION AND STRUCTURE

Reinforced concrete with bidirectional slabs according to current regulations.



FACADES

Facade enclosure based on brick factory coated to the outside according to facade design, interior thermal insulation, air chamber, cladding with laminated plaster partitions inside, fixed with metal profiles.

Protection of terraces with factory bibs, railings with metal profiles, according to combination façade design.



COVERS

Inverted flat roof not passable with gravel termination.

Walkable roof finished with non-slip stoneware for exteriors, according to typology of housing.



EXTERIOR CARPENTRY

Carpentry on metal pre-fence in façade holes, with breakage of thermal bridge, forming a set between carpentry and glass. Thermal and acoustic performance, according to regulations.

Blinds in bedrooms, slats with injected thermal insulation.

Motorized in master bedroom.

Double glazing with air chamber forming a set of high thermal and acoustic performance.



INTERIOR DIVISIONS

Interior partition of laminated plaster housing, with metal supporting structure and interior thermal-acoustic insulation.

Separation between houses formed by ceramic partitions with cladding to both sides of laminated gypsum partition and thermal-acoustic insulation.



INTERIOR CARPENTRY

Armored door in access to housing, security hardware, exterior handle and optical peephole.

Flat leaf doors with horizontal mezzanines, with lacquered finish white, hanging hardware and handle.

Modular cabinets, folding or sliding according to typology, matching with doors, interior finished in melanin, trunk shelf and bar hang.



PAINTS

Vertical walls inside homes in smooth plastic paint soft color.

Horizontal walls inside homes in smooth white plastic paint.



FLOOR AND WALL TILES

Porcelain stoneware flooring inside dwellings with DM skirting board lacquered in white.

Non-slip ceramic stoneware flooring for outdoor terraces.

Top quality ceramic tiling in bathrooms.

False smooth ceiling throughout the house.

Accessible false ceiling in bathroom for access to air conditioning machinery.

Mixed coating of plastic paint and cladding of compact material in kitchen work area, according to design.



AIR CONDITIONING AND HOT WATER

Individualized Aerothermal System for air conditioning and DHW (Hot Water) Sanitary.

Installation for air conditioning through ducts with grilles in living room and bedrooms, with individual machine inside per floor.

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SANITARY APPLIANCES AND TAPS

Sanitary appliances in vitrified porcelain in white.
Extra-flat shower in all bathrooms. In master bathroom freestanding bathtub and shower integrated in flooring.
Single-lever taps in washbasins. Thermostatic taps in main bathroom shower.
Double sink cabinet in master bathroom and suspended sink in rest of bathrooms. Mirror in bathrooms.

ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation in accordance with Low Voltage Electrotechnical Regulation.
Installation of Telecommunications in housing (basic telephony and telecommunications) with sockets in living room and bedrooms.
Video intercom in access to the set.
Surface wall lamps, electrical and water outlet on living room terrace.
Installation of individual charging point for electric vehicles.

KITCHEN FURNITURE AND EQUIPMENT

Fitted kitchen with compact countertop and equipped with appliances, distribution according to type of housing.
Compact material countertop in work area.
Stainless steel sink embedded in countertop and mixer taps.
Appliances finished in stainless steel refrigerator, washing machine, dishwasher, microwave, electric oven, induction hob and integrated hood.

COMMON AREAS, URBANIZATION AND VARIOUS

Residential complex totally closed and fenced. Energy-efficient lighting in accesses, interior roads and gardens.
Garden areas with irrigation system combined with meadow areas of grass and with tree and shrub species.

COMMON AREAS, URBANIZATION AND VARIOUS

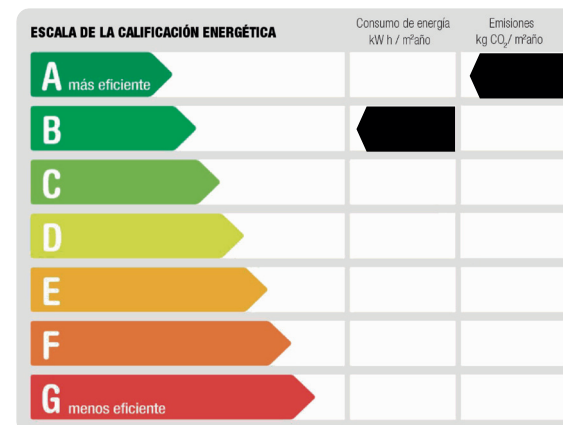
Outdoor communal pool with night lighting system, saline chlorination.
Vehicle access door to urbanization with motorized opening with remote control.
Security checkpoint at the entrance to the venue.
Parking area for buggies.
Reading corner in pool area.

HOME CUSTOMIZATION

Possibility to choose between different finishes of tiles in bathrooms and general flooring of the house

ENERGY RATING

This energy efficiency rating, merely informative, has provisional nature and is subject to modifications at the draft stage.



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