



PERNET
VILLAS

QUALITIES REPORT

MEMORIA DE CALIDADES





HORIZONTAL SANITATION NETWORK

Buried sanitation network installed with reinforced PVC pipes and connection manholes, pumping chamber in the basement, and connections to the main network.

FOUNDATIONS

(Affected: Grounding network, insulation, waterproofing)

- Foundation with 50 cm thick reinforced concrete slab.
- 30 cm thick reinforced concrete retaining walls.

STRUCTURES

- Structure with reinforced concrete columns and steel columns.
- Reinforced concrete waffle slabs and solid reinforced concrete floor slabs.

ROOF

- Inverted flat roof, waterproofed with water-based polyurethane membrane, finished with non-slip porcelain stoneware paving and rooftop garden terrace.
- Roof for technical installations.

MASONRY – FACADES

- External enclosure walls made with half-brick-thick perforated brickwork on the outer layer, externally rendered and mortar-coated, thermal insulation with sprayed polyurethane foam (density 35 kg/m³), thermal insulation on slab edges and columns, air chamber, and interior lining with 46 mm plasterboard framework filled with mineral wool and finished with double 15 mm plasterboard panels.
- Exterior facade finished with rendered surface and white silicate paint, except for areas defined in the facade which will be clad with porcelain stoneware.

MASONRY – PARTITION WALLS

- Interior partitions made with 46 mm plasterboard framework filled with mineral wool, intermediate 15 mm plasterboard, another 46 mm framework filled with mineral wool, and double 15 mm plasterboard finish.
- In wet areas, 70 mm framework and moisture-resistant plasterboard will be used.

FINISHES

- Exterior facade finished with rendered surface and white silicate paint, except for the areas specified in the facade which will be clad with porcelain stoneware.
- Interior finishes with plasterboard panels, painted on both vertical and horizontal surfaces.

FALSE CEILINGS

- False ceilings made with metal framework and 15 mm plasterboard panels, using moisture-resistant panels in wet rooms, technical rooms, and exterior ceilings.
- Recessed areas for curtain rails and cove lighting with LED strips.

THERMAL AND ACOUSTIC INSULATION

- A high level of thermal and acoustic insulation is achieved through the construction systems used. Double insulation in facade enclosures, mineral wool panels with reflective membrane, sprayed polyurethane, projected polystyrene panels with reflective sheet on roofs, double glazing in external joinery, thermal break window and door frames, and thermal insulation under underfloor heating.

WATERPROOFING

- Waterproofing of basement walls with asphalt sheet. Water-based polyurethane membranes used on roofs, terraces, porches, and thresholds of windows and doors.

PLUMBING, VENTILATION, AIR CONDITIONING AND HEATING INSTALLATIONS

- Plumbing distribution network using cross-linked polyethylene for cold and hot water, including a return circuit.
- Water storage tank, filter, pressure group, and water softener.
- Hot water generation via high-efficiency Mitsubishi aerothermal system.
- Mechanical ventilation system for air renewal in wet rooms and technical rooms.
- Air conditioning through DAIKIN aerothermal heat pump for cooling/heating.
- Hydraulic underfloor heating on main floors, and electric underfloor heating in bathrooms.

ELECTRICITY, LIGHTING AND SPECIAL INSTALLATIONS

- Basic electrical installations throughout the interior and exterior of the property.
- Centralized electrical panel and subpanels per floor, machine room, and outdoor areas.
- Switches and outlets by Niessen, Alba model.
- Wired data and internet network installation with RJ45 sockets in bedrooms, living room, and main living areas, including switch, router, and fiber optic connection from the development.
- TV sockets in living room, bedrooms, and basement playroom.
- Pre-installation for multiroom audio system, SONOS system.
- Security alarm system installation, connectable to a central monitoring station.

- Interior installation of integrated technical lighting throughout the home, with recessed LED fixtures and 3000 °K color temperature.
- Exterior garden lighting installation using luminaires according to the landscaping project.
- Fire protection system installation, including emergency lights and fire extinguishers.
- Video intercom installation.
- Satellite dish pre-installation.
- Video intercom system installation.

PHOTOVOLTAIC SOLAR ENERGY

- Pre-installation for photovoltaic solar panels.

WOODWORK

Entrance doors, interior doors, wardrobes, skirting boards

- Entrance door made of wood and glass.
- Interior doors.
- Wardrobe fronts with interior fittings and furnishing using melamine-coated boards.

ALUMINUM JOINERY

Doors and windows

- Textured lacquered aluminum joinery with thermal break, in both fixed and operable sections.
- Security level RC2 and RC3.

GLAZING

- Double safety glazing in exterior joinery, 4+4 mm, air chamber, 5+5 mm.
- Solar control and low-emissivity glass.
- Interior and exterior railings with tempered glass.
- Mirrors with anti-fog systems and backlighting in bathrooms.
- Tempered glass shower screens with anti-limescale treatment.

CURTAINS AND BLINDS

- Recessed ceiling channels to house curtains and blinds.

FLOORING, TILING, AND CLADDING

- Interior flooring with 90x90 porcelain stoneware tiles, Newker brand, Qstone series, Ivory model; anti-slip grade 2 in bathrooms and grade 3 inside showers.
- Exterior flooring with anti-slip porcelain tiles, grade 2 on terraces and porches, grade 3 around pool edges; 90x90 format, Newker brand, Qstone series, Ivory model.
- Wall tiling in wet areas of bathrooms using porcelain stoneware tiles, 45x90 – 60x120 format, Newker brand, Qstone series, Ivory model.
- Recessed skirting boards flush with the wall, made from the same flooring material, height 8 cm.
- Exterior garage and parking area paving with stamped concrete in cobblestone style, intermediate grey color.

BATHROOM EQUIPMENT

Sanitaryware, Faucets, Mirrors, Shower Screens

- Sanitaryware.
- Chrome faucets.
- WC cisterns and flush plates.
- Anti-slip porcelain stoneware shower trays.
- Anti-fog and backlit mirrors.
- Floor-to-ceiling tempered glass shower screens.
- Built-in shower niches.
- Pre-installation for towel warmer.

EQUIPMENT

Kitchen

- Worktops in porcelain tile in grey.
- High quality kitchen furniture lacquered in matt white.
- 3-burner induction hob integrated in worktop according to design.
- Metal wall-hung sink and tap with pull-out handle. Standard finishes will be stainless steel and chrome respectively.
- Extractor hood included in ceiling.
- High efficiency appliances, including induction hob, oven, American type fridge-freezer (double door), dishwasher and microwave. Appliances will be integrated as far as possible, where visible, will be of stainless steel and black glass.

GARAGE

- Open and covered garage using pergola structure, on reinforced concrete slab, finished with stamped concrete.

- Pre-installation for electric vehicle charging point.

EXTERIORS AND URBANIZATION

- Perimeter boundary wall made with cement block masonry rendered up to 1.30 m, and aluminum lacquered metal fencing on top up to 1.20 m.
- Motorized sliding doors for garage.
- Lacquered aluminum pivoting doors for pedestrian entrance.
- Boundary enclosures between plots using Hercules-type metal mesh up to 2.50 m in height, with garden hedges.
- Vehicle access via reinforced concrete slab and stamped concrete pavement.
- Pedestrian access via reinforced concrete slab, with porcelain stoneware flooring matching the interior flooring of the house.
- Perimeter security alarm and safety installation.
- Exterior lighting installation.

GARDENING AND IRRIGATION

- The gardens will have a mixture of Mediterranean gardens with native species.
- Decorative lighting with presence detectors and automatic watering system.

POOL

- Swimming pool clad with glazed ceramic tile mosaic, non-slip on stairs and floor, Ezarri brand, white.