

# QUALITY SPECIFICATIONS



## **INDEX**

Structural system and foundations	4
External cladding and masonry	4
Roofs and waterproofing	4
Partition walls and false ceilings	5
Wood joinery	5
Aluminium joinery and locks	5
Panes of glass, glass partitions and mirrors	6
Paving and cladding	6
Sanitary system	7
Sewage installation	7
Air conditioning, heating and hot water for domestic use	8
Heating and hot water	8
Ventilation installation	8
Electrical installation	9
Charger for electric vehicle in the garage	9
Interior lighting	10
External lighting	10
Swimming pool	10
Sound	11
Telecommunications	11
Flood sensors	11
Smoke detector	11
Video door entry system	11
Alarm	11
SPY hydromassage	12
Ornamental fountain and zen-type patio ornamental	12
Swimming pool	12
Kitchen furniture	12
Solarium	12

## **Structural system and foundations**

Foundations using trenches and rigid reinforced concrete footings, which are braced to each other by bracing, centring beams.

The structural system consists of retaining walls, square-section pillars and reinforced concrete waffle grid slabs, with bidirectional main reinforcement.

## **External cladding and masonry**

External cladding using brick masonry, interior plastering, double insulation with a total thickness of 8cm and an intermediate air chamber between them, and plasterboard lining made up of a metal framework and a 13mm-thick double plate, considering waterproof plate in damp rooms.

In the separation wall between dwellings, sound-absorbing brick manufacture will be considered, to guarantee acoustic insulation between them.

The insulation of the enclosures will be considered double-layered to guarantee proper acoustic and thermal insulation; it is a first layer of rigid polyurethane insulation adhered to the outer sheet, which lends the enclosure waterproofing and acoustic absorption; later, an air chamber is formed that separates the outer enclosure's sheet from the inner sheet, and a second insulation layer consisting of a mineral fibre panel supported by the metal framework of the inner sheet.

## **Roofs and waterproofing**

Flat roofs and terraces waterproofed with double asphalt fabric with a density of 4 kg/m<sup>2</sup> and further perimeter reinforcements, with geotextile, thermal insulation and a protection layer. The drainage sumps shall be fitted with a siphon system to prevent odours and an inverted filter, to prevent it becoming clogged by leaves or other, larger elements.

## **Partition walls and false ceilings**

Plasterboard partition walls with galvanised metal framing, with mineral fibre acoustic insulation and a double 13mm board on each side, including a water-repellent plate in wet rooms.

A plasterboard false ceiling throughout the house at different heights and perimeter chandeliers to give indirect lighting depending upon the design.

## **Wood joinery**

Reinforced entrance door in sipo wood with hidden hinges and stainless steel hardware, internally panelled in lacquered wood in a set with internal doors, with PREMIUM ARRONE lock Fireproof lined plate lock Internal

Doors in floor-to-ceiling lacquered wood, with acoustic seals, concealed hinges and stainless steel fittings.

Cabinet fronts in white lacquered wood, with stainless steel fittings, floor-to-ceiling doors and internal composition with drawers, shelves, shoe racks and hanging rails according to the design.

## **Aluminium joinery and locks**

Type SPU F42 - Series 50, L-ribbed Micrograin HORMANN garage door with passage dimensions 3000mm wide x 2500mm high, consisting of a factory-made metal frame, 625/750mm high hot-dip galvanised steel sandwich panels, finished with PU panels with polyester-based primer, Coil-Coating material in an external colour similar to RAL 7046 anthracite grey and an internal colour similar to RAL 9002 greyish-white.

N-type guide (horizontal guides) and weight compensation through adding torsion spring housed behind the lintel. Door actuation using a fully-assembled HORMANN shaft operator WA 300 S4 with an integrated control unit for opening with a chain drive and DTH push button (open/stop/close), with start/stop as standard; it includes manual safety locking inside and photocell for safety against closing. Fully assembled, connected and operational.

Aluminium metal carpentry with thermal bridge breakage, CORTIZO SERIE COR VISION CORREDERA RPT-type for windows and sliding doors, CORTIZO SERIE COR 70 HOJA

OCULTA RPT for hinged windows and CORTIZO PUERTA MILLENIUM FR RPT for access doors on the terrace with 2 access floors, deck solarium and swimming pool area.

They all have a standard lacquered finish with QUALICOAT seal, EPDM sealing gaskets, handle and safety fittings, according to UNE-EN 14351-1; thermal transmittance of the frame:  $U_h, m =$  from  $3.9 \text{ W}/(\text{m}^2\text{K})$ ; with a classification of air permeability class 4, according to UNE-EN 12207, classification of watertightness class 7A, according to UNE-EN 12208, and classification of resistance to wind load class C5, according to UNE-EN 12210

## **CORTIZO SERIE COR VISION CORREDERA RPT**



## **CORTIZO SERIE COR 70 HOJA OCULTA RPT**



**CORTIZO PUERTA MILLENIUM FR RPT**



**Panes of glass, glass partitions and mirrors**

Metalwork glass consisting of 4+4 / ARGON CHAMBER / 3+3 double security glazing with low-emission solar treatment, which guarantees thermal and acoustic insulation between the outside and inside of the building.

Exterior 10+10 safety glass railings grouted without profiles and polished edges.

Partition screens in toilets with a hinged safety glass door and floor-to-ceiling dimensions and panoramic mirrors in toilets with an anti-mist system.

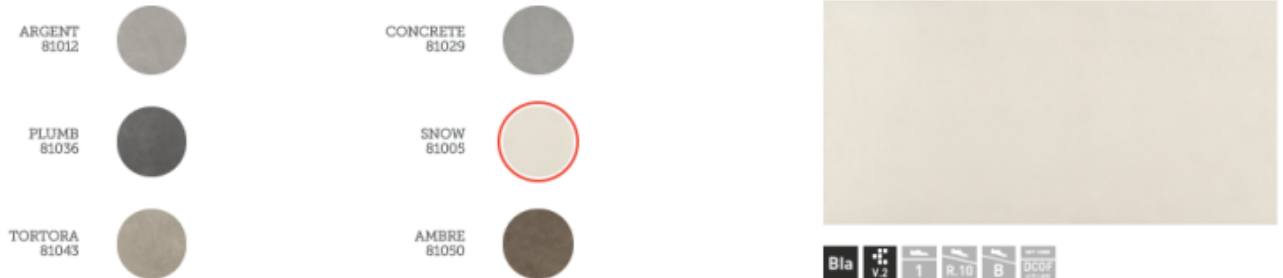
## **Paving and cladding**

The paving is made of high-quality and resistant-rectified porcelain stoneware in a large 60x120 format and a matt finish, series PODWER ARGENT SNOW (81005) with a slipperiness index CLASS 1 for indoor use in the dwelling and CLASS 3 for bathrooms and outdoor areas. The same paving is planned both inside and outside the dwelling, in order to lend continuity and a feeling of spaciousness to the indoor rooms connected to the terraces and outdoor areas.

The exterior paving of terraces, solarium and pool area will be installed with the same reinforced paving on a floating basis (on supports).

The coating of the bathrooms will be clad from floor to ceiling with a large-format piece (240x120) of high-quality rectified stoneware of the BALDOCER series, BAYONA NATURAL model.

The paving on floor -3 (Garage), the floor will be polished concrete.



Los revestimientos de los baños serán aplacados de suelo a techo en una pieza de gran formato (240x120) de gres rectificado alta calidad de la serie BALDOCER, modelo BAYONA NATURAL





El pavimento de la planta -3 (Garaje) el suelo será de hormigón pulido



## Sanitary system

### Free-standing bathtub.

Free-standing bathtub in master bedroom BOSTON STANO RESICYRL model with standing tap for 80 cm-high QPOES23 bathtub with Built-in multi-colour LED.



### Toilet

Wall-hung toilet ESSENCE-C model PORCELANOSA brand with suspended cover, SMART LINE model, recessed cistern and RONDO model PORCELANOSA double push-button drive plate.



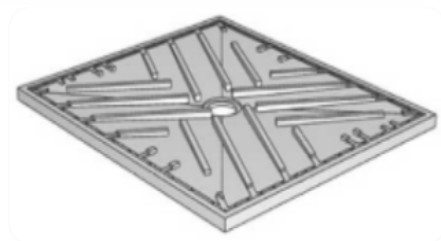
### Taps

Taps for wall-mounted basin TRES high-end model 00620011 with a 245mm spout, and a wall-mounted shower with a TRES showerhead, model CUADRO 00618080, with a stop and flow regulation and anti-calcareous shower.



### Shower tray

Invisible and filtering shower tray, coated with the same flooring as the toilet.



**Secondary bedrooms washbasin.**

Single basin countertop washbasin.



**Master bedroom washbasin.**

SOLID SURFACE WHITE 200X46 with a 12 cm skirt and a double washbasin on a white ceramic round countertop in the COVELLY model with a 400mm diameter.



**Washbasin toilet access floor.**

Countertop SOLID SURFACE WHITE 200X46 with 12 cm skirting board and washbasin on rectangular white ceramic countertop, model ALSWEAR, 480x370 mm.



**Sewage installation**

System separating rainwater and sewage.

Indoor installation in bathrooms and kitchen with PVC piping. Collectors and downspouts inside the dwelling with triple-layer polypropylene pipes.

Installation of a non-return drainage valve to prevent internal flooding caused by hydraulic overloading of the sewage system.

## Plumbing installation and individual supply per dwelling.

Each dwelling has an independent self-cleaning water filter system for mains water supply and a CILIT PARAT ECO-BIO 78 water softener to guarantee water quality.

Also available are a modular AQUALENZ storage tank with a storage capacity of 1,000 litres and an individual pressure boosting unit per dwelling with ESPA CKE1M multi 35-5 frequency converter.



## Air conditioning, heating and hot water for domestic use

Air conditioning (hot/cold).

This consists of an independent air-conditioning system for each floor of the dwelling. On the Access Floor where the living-dining-kitchen area is, it will be air-conditioned using a DAIKIN HIDROKIT unit with internal falcoils.

Floor -1 where the bedrooms are located, will be air-conditioned by the general arothermics system installed in the dwelling through a DAIKIN SKY AIRSEASONAL INVERTER air conditioning unit with a heat pump and an independent fan coil for each bedroom.

## Heating and hot water

Both hot water and underfloor heating are generated by the general geothermal system, which supplies all the air-conditioned rooms in the dwelling, except the independent bathrooms, which are heated using electric underfloor heating. Temperature control will be digital for each room in air conditioning and heating using AIR ZONE SYSTEM, with a smart thermostat with a colour display and 3.5" IPS in each room and digital control via an APP on any device (mobile - tablet) with internet access.



### **Ventilation installation**

Ventilation installation in bathrooms and toilets using a compact ventilation group MICRO\_x0002\_WAT SP and electronic commutation motor, through a hygro-adjustable extraction mouth with humidity detector

### **Electrical installation**

Control Panel and General Elevated Protection in Access floor and secondary panel for engine room, purifier and pool lighting and mechanisms SCHNEIDER ELECTRIC D\_x0002\_LIFE ARTICO.

Control through an electric mechanism of roller blinds and a system for darkening windows and glazed holes.

### **Charger for electric vehicle in the garage**

Electric charger for cars, motorbikes, electric bicycles or plug-in hybrids, ORBIS brand VIARIS COMBI 7.4 KW model with TYPE 2 base, RFID card reader, automatic disconnecter and protections, fully installed and operational according to current regulations.

It consists of of:

- OB94DM7432BT2 Base Type 2.
- OB94D014 RFID activation with 5 cards rather than 32A touch sensor.
- OB94D024 device for automatic resetting of the smart meter according to diagram 2 of ITC-BT-52.
- OB94D012 32A protections against temporary and transient overvoltages, differential switch and circuit breaker (\* They include 1+2+3+5). in the secondary table appendix).

The electrical power the 7.4 kW unit can deliver allows for an electric car charging process of about 4 hours. - Limitation of the maximum current using a selector switch. - Models with a connection cable or with a built-in power source. - Charging mode 3 (high degree of communication). - Charging activation/deactivation touch sensor. - Wi-Fi communication. - From your mobile phone you can control the power, look up the consumption history, program the duration and plan charging times to take advantage of the electricity rates with time discrimination. - Load modulator that will take into account the dwelling's consumption and will adjust the power demand to achieve the greatest recharge in the shortest possible time without exceeding the contracted power. In the VIARIS COMBI with two outputs, the load modulator distributes the available energy between the two outputs.

The electrical power the 7.4 kW unit can deliver allows for a charging process for an electric car of about 4 hours.

Limitation of the maximum current through the selector.

Models with a connection cable or with a built-in power source. Charging mode 3 (high degree of communication).

Charging activation/deactivation touch sensor.

Wi-Fi communication.

From your smartphone you can control the power, look up the consumption history, program the duration and plan charging times to take advantage of the electricity rates.

Load modulator that will take into account the dwelling's consumption and will adjust the power demand to achieve the greatest recharge in the shortest possible time without exceeding the contracted power. In two-output VIARIS COMBIs, the load modulator distributes the available energy between the two outputs.

## **Interior lighting**

Interior lighting of the dwelling using low-consumption LED recessed spotlights, and indirect lighting using hidden LED strips in ceilings. The dwelling is fitted with lighting throughout.

Emergency luminaires in the event of power failure.

Interior of cabinets illuminated by LED strips.

## **External lighting**

External lighting outside in access patio, deck solarium, pool solarium and terraces through waterproof recessed LED luminaires

## **Swimming pool**

Underwater swimming pool interior lighting using LED spotlights.

## **Sound**

Installation of sound through a 6.5" ASPIRE IC6DT stereo loudspeaker, built-in in living room - dining room - kitchen and bedrooms, and pre-installation with wiring from rack to connection point for outdoor loudspeakers in deck solarium (jacuzzi and lounge area) and pool solarium. The musical sound installation is ready to incorporate the SONOS system, with digital control through an APP on any device (mobile - tablet) with internet access; the following services are available in the system: Deezer, Spotify, Google Play Music, Napster, TuneIN Radio, SoundCloud, Rhapsody and many more.

## **Telecommunications**

Indoor TV distribution network for IF system with satellite TV sockets in the living-dining-kitchen area, bedrooms, multi-purpose room, deck solarium and pool solarium, and indoor data network via UTP Cat.6 cable from said areas to wall-mounted Rack Cabinet with a patching panel pre-fitted with 24 obturators. WIFI access point in each dwelling.

## **Flood sensors**

There are flood sensors which cut off the house's mains general water supply if water is present using a HONEYWELL HAV32 motorised solenoid valve.

## **Smoke detector**

Sensor with optical and audible alarm in the event of smoke, which makes it possible to detect the risk of fire early and safely.

## **Video door entry system**

NIESSEN WELLCOME video door entry system with a 104° (diagonal) wide-angle outdoor panel, a colour video camera with scratch- and fire-resistant finish and a smart sensor with six infrared LEDs that switch on or off according to the ambient light. The video door entry system takes a photograph of visitors at the front door for security reasons whenever somebody knocks the door.

## **Alarm**

Pre-installation of presence detector alarms in all rooms of the house with access from the outside and a switchboard prepared for alarm receiving centre.

## **SPY hydromassage**

Installation of OUTDOOR SPA on Solarium Deck HP302 model with a capacity for 7 people seated, with a continuous removable overflow, 7 hydromassage nozzles, 12 blowing nozzles, on / off buttons and air controllers. The machine consists of a 350W water circulation pump, a 700W air hydromassage pump, a 2HP water hydromassage pump, a 3kW heater, ozonator, 7-colour underwater lighting, thermostat and digital thermometer.



## **Ornamental fountain and zen-type patio ornamental**

Fountain installation in the house's entrance courtyard, consisting of a rectangular stainless steel fountain built in 90 cm wide in water sheet and AQUARIUS UNIVERSAL 6000 recirculation pump.

### **Swimming pool**

Saltwater pool with underwater lighting and with a purifier using saline electrolysis equipment consisting of an ASTRALPOOL SMART 30 salt chlorinator, TWIN CELL SYSTEM electrodes, pH controller and CONTROL BASIC PLUS ASTRAL POOL dispenser.

### **Kitchen and furniture**

Top-quality SANTOS brand, CT MINOS model kitchen with premium-brand SIEMENS appliances or similar.

### **Solarium**

Solarium Installation of a barbecue and a sink in the solarium.

*All brands and models specified in this document are merely by way of guidance and not binding, and may vary by brand or model with similar characteristics of equal or higher quality.*