IDYLLIC

BOUTIQUE RESIDENCES

QUALITY SPECIFICATIONS

STRUCTURE, FAÇADE AND ROOF

General structure of the house made of reinforced concrete.

Exterior façade of the house made up of ceramic enclosure with rendered and painted finish. Thermal insulation in air chambers by means of polyurethane foam and/or rock wool, air chamber and interior lining in the façades that delimit the exterior, thus providing great thermal and acoustic comfort with the consequent energy saving.

Non-transitable inverted flat roof finished in gravel with high-density thermal insulation.

With the use of Sustainable Materials, together with the enclosures and insulation, we not only achieve an energy saving throughout the useful life of our building, but also a strong reduction in its CO2 footprint, greater thermal and acoustic comfort, in short, a more sustainable architecture.

EXTERIOR CARPENTRY

Exterior carpentry in PVC or aluminium windows and balcony doors with thermal bridge break with ventilation included, complying with the Technical Building Code. Carpentry with sliding or folding opening with one tilt-and-turn sheet per window, according to project.

Insulating glazing by means of glass systems with airtight air chambers.

Placement of safety glass in the lower areas according to regulations.

The design of our façades as a whole allows us to achieve excellent acoustic and thermal insulation values.

Armoured front house door with security lock, smooth finish and lacquered in white. Stainless steel fittings.

The exterior carpentry plays a fundamental role in the energy consumption of the house, we choose highly efficient windows and balcony doors, with high thermal insulation, with sustainable materials such as PVC or Aluminium, which can be reincorporated back into the production cycle reducing CO2 emissions and the use of raw materials.

INTERIOR CARPENTRY

Interior carpentry in interior door openings planned with smooth panels of lacquered MDF board with a choice of smooth white lacquer or white with groove.

(Frame and mouldings to match. Stainless steel designer fittings and interior hand locks in bathrooms).

We guarantee that the wood used in our interior carpentry and built-in wardrobes has internationally recognised certificates such as FSC® and PEFC®, which promote good practices in the forest and ensure that forestry products are produced in compliance with the strictest environmental, social and ethical standards.

BUILT-IN WARDROBES

Modular wardrobes, with folding doors depending on the typology of the openings indicated in the commercial plans, with solid panels with the same finish as the option chosen for the interior carpentry.

Interior of the wardrobe in chipboard covered with melamine in textile imitation.

Luggage compartment formation and hanging rail. Frame and mouldings in veneered wood.

Stainless steel designer fittings.

One 60 cm drawer unit per bedroom.

INTERIOR PARTITIONING

Interior divisions made using state-of-the-art construction systems: reinforced plaster partitions with fibreglass, or partitions with a metal core and laminated plasterboard, or ceramic partitions.

Being aware of the importance of reducing greenhouse gases, we choose materials that produce the lowest possible energy consumption during their manufacture. The surpluses generated on site are highly recyclable and can be reintroduced back into the production chain.

PAINTS AND FALSE CEILINGS

Vertical walls in living room, bedrooms and hallway painted with smooth plastic finish in various colours to choose from and smooth white plastic on ceilings. False ceilings painted in smooth white plastic in kitchen, bathrooms and certain areas according to project.

FLOORING AND TILING

The whole house in direct ceramic flooring, with various finishes to be chosen by the client. Skirting covered in white colour.

Bathrooms: Top-quality ceramic tiling combined with paint areas according to project, to choose among various combinations.

Direct ceramic flooring on terraces and communal areas.

Ceramic is a sustainable material in its use and subsequent recycling, being easily integrated into a new production cycle.

BATHROOM FIXTURES AND FITTINGS

Top brand white enamelled sanitary porcelain bathroom ware.

Top brand wall hung toilet in main bathroom.
Extra-flat shower trays and acrylic bathtubs.
Thermostatic chrome bathroom fittings in bathtubs.
Built-in thermostatic chrome bathroom fittings with large size shower head in main bathroom showers. Screens in showers.
Mirror over washbasin in bathrooms.

Bathroom furniture under washbasin in bathrooms according to project, with a soft-close, full extraction drawer, in main bathroom with walnut finish and in secondary bathroom to be chosen by the client among various finishes.

Water saving thanks to the installation of dual flush systems in cisterns. Efficient use of water thanks to aerators, less water and energy spending and lower CO2 emissions.

PLUMBING AND HEATING INSTALLATION

Individualised plumbing installation from the supply company's meter panel, in accordance with the Basic Standards of the Ministry of Development and the supply company. Soundproof downpipes according to project and drains in top-quality polypropylene or PVC pipe in living areas.

Installation of bithermal outlets for washing machine and dishwasher.
Water intakes on terraces of houses according to project.

DHW production by means of centralised aerothermal heating.

Bithermal outlets will make household appliances reduce electricity consumption and CO2 emissions.

AIR CONDITIONING INSTALLATION

Installation of hot-cold air conditioning for living room and bedrooms, by means of ducts.

The installation consists of an indoor unit located in the secondary bathroom or laundry room and an outdoor unit located on the roof. The secondary bathroom or laundry room where the indoor unit is housed will have a false accessible ceiling and within the same there will be a provision for a drain to collect the condensate from the indoor unit. The installation has refrigeration lines and electrical interconnections between the indoor unit and the outdoor unit, Climaver type fibreglass duct network or similar for air supply, simple deflection supply grilles, manual regulation and return grilles with fixed louvres at 45°, as well as channelling and wiring for thermostat.

ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

Electrical installation with in-conduit channelling in accordance with LVER and Supply Company Standards. Top-brand mechanisms, control and protection automatisms.

Access control will be carried out by means of an entryphone terminal in doorways connected to each one of the houses, doorway and main access to the housing development. Telecommunications installation in accordance with current regulations. Telecommunications register in place so that from the same it is possible to equip the house with the latest technological innovations (Cable TV CATV, Broadband Telecommunications BBT, Smart TV, optical fibre, Telephony over IP (VoIP), internet access,...) without the need to carry out any type of additional work, by means of simple installation by the operator providing the service.

All the living areas are equipped with:

RJ45 outlets that allow both data transmission (local area network, internet access) and voice via IP (telephony) or the installation of a Smart TV.

Antenna outlet (RTV) for the installation of television. The living room and main bedroom also have a Broadband Telecommunications (BBT) output for coaxial cable that will allow access to cable television or Cable Antenna Television (CATV), if the Operator provides this service.

Installation of outdoor antenna for FM radio and TV services for digital terrestrial channels.

In addition to CATV, such coaxial cable can also provide telephony and internet access services, namely triple play.

TV outlet and double socket on terraces according to project. Installation in bathrooms and toilets of built-in LED ceiling lights according to design.

The development will have an electrical energy generation system from renewable sources in the cases and conditions established in the TBC.

Homes equipped with everything you need to work from home and enjoy your free time with your family.

KITCHEN AND APPLIANCES

Fully fitted kitchen, with furniture according to design, finish to choose among several combinations, with lacquered aluminium grip profile handle to match the chosen furnishing (in base units), smooth skirting board made of aluminium to match the chosen furnishing. LED strip lighting under wall units. Worktop of Compac brand or similar, to choose among 2 options.

Induction hob, multifunction oven, extractor hood, microwave, refrigerator, dishwasher, Balay brand or similar (integration of refrigerator and dishwasher in kitchen). Mixer tap.

SOLARIUM

Pre-installation for future shower.
Pergola.

STOREROOMS

Polished concrete flooring.
Individual light point.
Grilles for natural ventilation in doors.
Walls painted in smooth tempera or white cement rendering or plaster trim or sheet metal covering according to project.
Metal access door with lock.

VERTICAL TRANSPORT INSTALLATION

Installation of lifts providing smooth and silent movement.
Installation of automatic doors and car with up and down manoeuvre to the garage.

Lifts with silent operation, with greater energy efficiency thanks to LED lighting.

COMMUNAL AREAS

Low consumption lighting in accesses and certain transit areas.
Landscaped gardens and green areas.
Programmable automatic irrigation will be available.
Bicycle parking.
Chill out area.
Yoga and meditation area.

COMMUNITY AREAS

Community hall.
Indoor gym.
Sauna, Turkish bath and shower.

COMMUNITY POOL

Adult pool with salt chlorination.
Outdoor jacuzzi.
Purification facilities.
Solarium area and first aid kit.

Pools with salt chlorination, a system that disinfects the pool without the need to use chemical products, respecting health and the environment, avoiding dermatological or eye problems caused by chemical substances.
The salt chlorinator helps to preserve the pool water for a longer period of time, without the need to worry excessively about maintenance. This, together with low electricity consumption and the disappearance of chemical products, leads to significant financial saving.

GARAGE

Automatic access door in place for operation by remote control and key.
Polished concrete garage flooring, with signage and lettering.
Access ramps with non-slip or lined concrete.
Fire protection installation according to TBC.
Hydraulic installation by means of Fire Hose Reel Cabinet network.
Fire detection installation according to TBC, by means of detectors, pushbuttons and sirens, connected to fire panel.

Carbon monoxide detection installation, by means of detectors, connected to the panel that controls the mechanical extraction, by means of a sheet metal duct and fans with adequate fire resistance according to regulations.

The development has Power Forecast and is equipped with the necessary infrastructure for the future installation of Electric Vehicle Recharging Devices, complying with the stipulations of the LVER (Low Voltage Electrotechnical Regulations) and TBC (Technical Building Code).

Presence detectors that provide comfort and security while promoting energy and financial saving and reducing CO2 emissions.

SUSTAINABILITY

At Hercesa we care about sustainability, and we design your home adapting the most innovative construction solutions and the most advanced products to provide a high degree of sustainability in the building and in routine maintenance.

INSURANCE AND QUALITY CONTROLS

In compliance with current regulations, a ten-year guarantee policy is taken out with a first-rate insurance company that covers the stability and solidity of the building, as well as with a Technical Control Body that will monitor the project and the work in all its phases.

The present Quality Specifications may be subject to variations due to technical reasons, official imposition or market requirements, as well as those that are necessary at the discretion of the Project Management. Possible variations will be without detriment to the final quality. The organisation of the garages, in terms of access and distribution of parking spaces, will be proposed by the developer according to its commercial needs.

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