

CONSTRUCTION SPECIFICATIONS

CONSTRUCTION METHOD

- I. The new property has a 10-year warranty against serious structural damage. The structural calculation is based on a preliminary geotechnical study of the land. This involves obtaining information and samples from the soil and rock in order to design the earthworks and foundations of the proposed structure. We investigated both the surface and subsurface of the site by drilling deep into various points. Construction Quality Control is carried out by an approved testing laboratory.



- II. Casting applied according to the regulations and specifications of EHE Spain with the use of reinforcement and concrete grids.



- III. Reinforced concrete structure. (according to the project and EHE) When the walls are underground; reinforced concrete, on the outside 2 layers of anti-humidity paint, plastic sheet membrane approximately 60 mm thick and gravel with drainage system.



- IV. Closure of the reinforced concrete structure with bricks. Application of a fiberglass network where concrete meets bricks. The walls are insulated by air chambers and thermal insulation of extruded polystyrene minimum of 5 cm of material (XPS) with both thermal and acoustic insulation on floors and walls.





- V. Flat roof made in slope towards the drainage tube, waterproofed with EPDM (2x) or similar and finished with gravel. (according to the project).



- VI. Plumbing / Sanitation Pipes Installation of polyethylene pipes. Wastewater and drains made from PVC collectors.

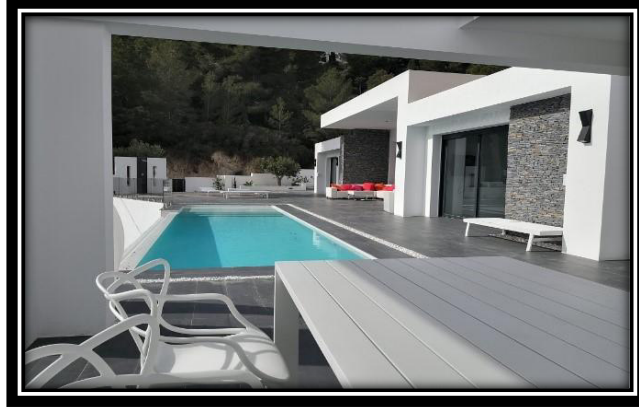


- VII. Boundary walls Outer enclosure of the perimeter of the plot using concrete block walls plastered in white mono layer.



FACADE

- I. Exterior walls of the house covered with a mono layer product repellent to dirt for low maintenance, finished in white paint of breathable elastic coating.



- II. Interior walls finished with white plastic paint.
- III. Interior ceilings False ceilings throughout Finished with plastic paint (color on request).



FLOORS AND TILES

- I. Exterior in porcelain non-slip terraces of € 30 / m2 (Saloni brand or similar).
- II. Interior floor porcelain tiles of € 30 / m2 cm (Saloni brand or similar).

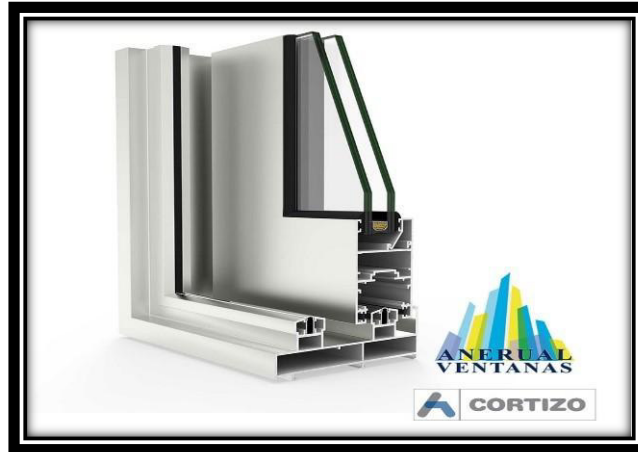


EXTERIOR CARPENTRY

- I. Entrance doors and metal motorized entrance door with remote control for vehicle access pedestrian entrance door with security hinges and anti lever, metal with horizontal slat. Choice of color: white, black, gray. (glossy or matte).



- II. Windows Lacquered aluminum window frames with thermal break profiles, anti-theft. All double glazed windows, Climalit type, bathrooms with frosted glass. Windows equipped with a selection of automatic exterior blinds or interior blinds (Cortizo or Technal Brand).



- III. Glass railings with stainless steel structure / joints.



INTERIOR CARPENTRY

- I. Internal doors are lacquered doors of 82x210cm with stainless steel handle.
- II. Wardrobes Each bedroom contains fitted wardrobes. equipped inside with shelves, A DRAWER OF 3 DRAWERS. Cabinets in MDF, finished at your choice sliding.



KITCHEN

- I. Design kitchen according to project, similar Silestone / quartz countertop, color to choose.



- II. Appliances included:

- a) Teka or Balay oven.
- b) Teka refrigerator/freezer or similar.
- c) Microwave from Teka or similar.
- d) Ceramic HOB by Teka or similar.
- e) Dishwasher from Teka or similar.
- f) Stainless steel sink and faucet.
- g) Teka extractor fan or similar.

BATHROOMS

- I. Floors and walls with large format porcelain, saloni, gres hispania or similar.
Price included up to 30,00 € m².

You can see the materials and prices at:

<https://www.saloni.com/es/producto>

<https://www.grespania.com/catálogo-online-de-productos-cerámicos-de-grespania/ref640001es>

<https://www.porcelanosa.com/productos/>



BATHROOM FURNITURE

- I. Suspended 60, 90 or 100 cm with drawers or doors. Includes mirror, different colors and models.

Price included up to 450,00 € (washbasin and mirror set).

You can see the models and prices at:

<https://www.todomueblesdebaño.com/muebles-baño-modernos/>

<https://www.roca.es/productos/muebles-lavabo>

<https://www.thebath.es/muebles-de-baño/>



BATHROOM FAUCET

- I. Single-lever faucet.

Price included up to 125€.

You can see the models and prices at:

<https://www.thebath.es/griferia-de-bano/>

<https://www.roca.es/productos/griferia>



SHOWER FAUCET

- I. Column with chrome spray and hose.

Price included up to € 220.00.

You can see the models and prices at:

<https://grifooferta.es/111-ducha>

<https://www.roca.es/productos/duchas>

<https://www.thebath.es/grifos-de-ducha>



TOILET TOILETS

- I. Sanitary (Roca brand, Gap model) in white.
Price included up to 260,00€.
You can see other models and prices at:
<https://www.thebath.es/sanitarios/>
<https://www.roca.es/productos/inodoros>





ELECTRICAL INSTALLATIONS AND SUPPLIES

- I. Electrical installations of higher quality according to project, with mechanisms and connection points / switches of Niessen type Zenith or similar connections for telephone and television in all bedrooms and living room. Fermax video intercom installation mark or similar.
- II. Alternative heat system Hot water by solar thermal energy or in the Aerotermin boiler system in new construction. In reform hot water accumulator.
- III. Lighting:

- a) Interior: Points of light in all facilities. Halogen spotlights in bathrooms and kitchen
- b) Exterior: Halogen wall mounted lighting.
- c) Pool: Led lighting.

AIR CONDITIONING AND HEATING

- I. Installation of air conditioning ducts, cold and heat, throughout the house. Each level individually controlled by thermostats. Gree brand or similar. Underfloor heating in all, according to project.



- II. 10x4 pool, according to project with stairs and integrated lights + outdoor shower.
Tile tiles Mosaic blue or emerald green.



LANDSCAPING

- I. Standard landscaping with gravel, white decorative pebble stones.
Compressed concrete or similar inlet (depending on the project).