

## Quality Specification



## Golden view Villas



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SINGLE FAMILY HOME AND SWIMMING POOL AT LAS LOMAS DE MIJAS



# SINGLE FAMILY HOME AND SWIMMING POOL AT LAS LOMAS DE MIJAS

## FOUNDATIONS AND STRUCTURE

- The type of foundation will be determined according to the geotechnical test.
- The slabs will be reticular. The structure as well as the materials that make it up, will be controlled and executed according to the regulations (CTE and EHE).

## FACADE

- For the design of the facade, two materials have been conjugated to represent the intrinsic horizontality of the project. On one hand the waterproof white mortar projected with white stony paint finish which is the main finishing of the building, and on the other hand, the ceramic tile in parts of the facade that enhances the aesthetics of the building volume.
- The enclosure is made by 1/2 ft of ceramic brick walls outside with cement render inside, 6 cm air chamber, rock wool acoustic insulation and 7 cm double hollow brick walls inside with projected plastering for optimal thermal protection.
- Particular attention will be paid to the elimination of thermal bridges with the structure.
- Ceilings of blind terraces will consist of 1 foot of plastered brick with water-repellent mortar on both sides and painted in white. On top of it, white limestone cladding 3 cm thick, with drip formation on both sides.

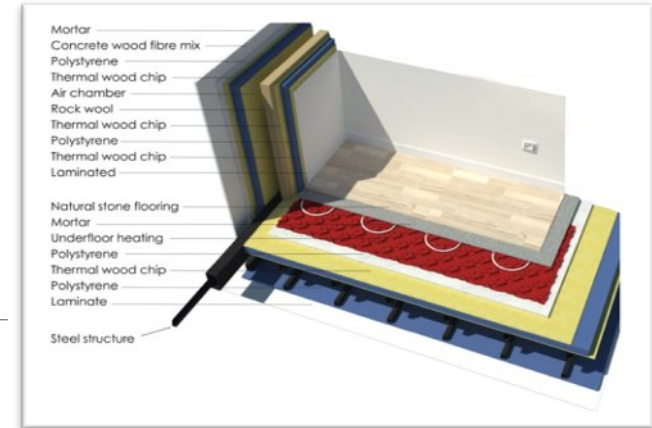
- In the holes of the windows we will place fountains of white limestone of 3 cm of thickness embedded 5 cm laterally, with formation of drip, the seals will be sealed. Also, the jambs will be waterproofed.

## ROOFS AND TERRACES

- Insulation and waterproofing of terraces ensured through inverted roof system, comprising the following layers; vapor barrier, mortar slope, welded asphalt foil, mortar protection, double sheet of expanded polystyrene insulation, geo-textile overlay and layer of busted marble on transitable terraces and gravel on non-walkable terraces.
- Rooflight over the first-floor landing to provide access to the roof for maintenance of the air conditioning units.

## PROTECTIONS

- In staircases, the guardrails shall be of laminated safety glass 6+6 with the stainless-steel profile.
- The protection glass in the terrace shelves will be glass 8 + 8 anchored by means of metal profile and sealed elastic seal to receive the glass .







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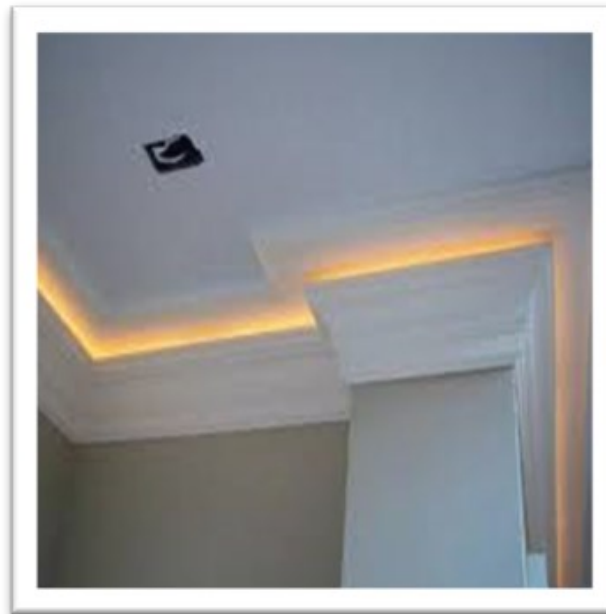
## FLOOR TILES

- The floor of the house will be of cream marble of large format 60 x 60 cm, brand PORCELANOSA, KERABEN, APARICI or similar, to choose, with skirting board of the same material of 9 cm in height.
- The bathrooms and kitchen will be porcelain stoneware or cream marble 40 x 40 cm, brand PORCELANOSA, KERABEN, APARICI or similar, to choose.
- Anti-impact sheet will be placed on the whole floor of the house whenever separating two floors of living use.
- In terraces, large size 60 x 60 cm busted marble, branded similar, to be chosen with a degree of class 3 slimmness is chosen.
- The interior garage floor will be of coloured polished concrete with space for two parking spaces.



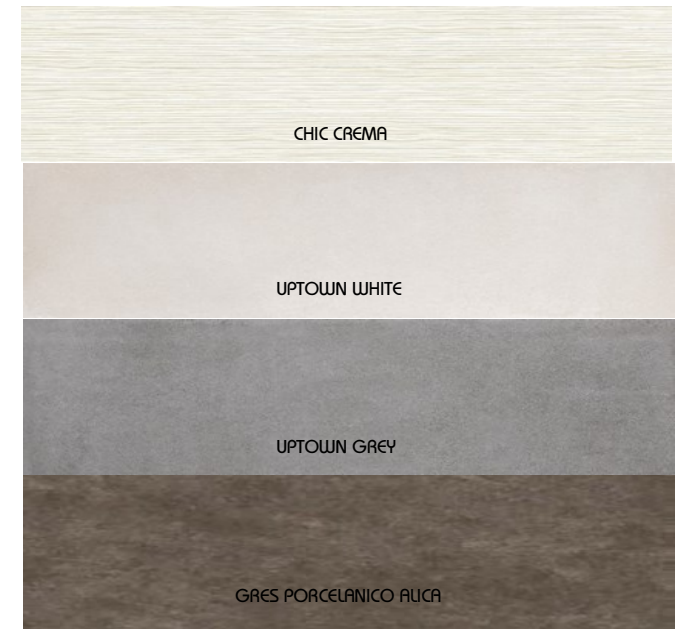
## FALSE CEILINGS

- False ceilings will be made with smooth plaster plates, suspended from metal profiles at different heights, in all rooms, to facilitate the passage of the installations as well as lighting elements, decoration, and increase the acoustic insulation of the house.
- In the case of humid areas, they will be made with water-proofed laminated gypsum plasterboard and will have recordable areas with hidden profile operated by opening spring for registration and maintenance of the machinery.
- False ceiling with pinhole of perimetral led light with changes of colour.



## WALLS

- The hall, living room, hallway and bedroom walls are finished in clear light-coloured plastic paint, pre-trimmed and plastered with masks.
- Bathrooms will be tiled with large-format porcelain stoneware or cream marble, brand PORCELANOSA, KERABEN, APARICI or similar, to choose.
- The kitchen, between the lower and upper cabinet fronts, will be finished in the same material as the countertop.
- In the basement walls will be plastered with mortar prior to painting with plastic paint on the walls.



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## KITCHEN

- The silestone or granite or similar, countertop, in colour that contrasts with the furniture and with a built-in steel sink. This counter will rise perpendicular to cover the space between the tall furniture and the low furniture.
- SIEMENS, BOSCH or similar equipment, all in low consumption 7 litres and all with A + energy rating including: Extractor hood in stainless steel, vitroceramic induction hob, electric oven, microwave, dishwasher, refrigerator American type with two doors and stainless finish.
- Low-flow single-lever faucet with current design with 5 l / min aerator reducing water consumption.



- Suspended or not suspended bidet and toilet to choose by the client of brand ROCA model GAP or similar of DURAVIT, JACOB DELAFON or similar to choose.
- Shower trays will have bulkheads on stainless aluminium profiles. The materials of screens will be with anti-stain treatment of drops of water.



## GRIFFIN AND SANITATION FACILITIES

- The bathrooms will be equipped with sanitary appliances of current design, in vitrified porcelain and white, with suspended double discharge toilets, large showerheads type STARCK of DURAVIT, TERRAN of ROCA or similar to choose.
- In the case of the main bath, the shower will have a rain shower in the roof.
- All ROCA brand fittings or similar, of the highest quality single-lever type with hydro mixers. Chrome finish and all with aerators that reduce water consumption. In showers or bathtubs, the faucets will be thermostatic HANSGROHE brand or similar.



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## AIR CONDITION, RADIANT FLOOR AND HOT WATER

- General installation of solar energy collection for the production of sanitary hot water and to promote the energy saving that is made by solar thermal panels and as a complement to the installation of ACS by means of electric heating. Underfloor heating will be throughout all the property and rooms with exception of the garage.
- Fully installed climatic system for heating and cooling with the latest aerothermia technology, under floor heating throughout the villa and solar panels if needed.
- For air conditioning, the DAIKIN or similar refrigeration hot air system has been chosen, with distribution through drive and return grids with INVERTER system, which reduces energy consumption.



## ELECTRICITY AND TELECOMUNICATIONS

- The electrical installation of the house is carried out in compliance with the Low Voltage Electrotechnical Regulation, with a high degree of electrification.
- All rooms, including kitchens, have telephone and TV connections, except bathrooms.
- Video doorman is available in colour in the ground floor and in the first floor of the house to open a pedestrian access door.
- The general protection boxes of the house have automatic reset in the differential independent of the circuit of the refrigerator, for operation in cases of prolonged absence of power supply caused by power outage.
- The telecommunication installation will be carried out in accordance with the new Common Telecommunications Infrastructure Regulation. Integrated services digital network (pipeline) for possible cable TV installation.
- The electric mechanisms will be of the model LS 990 of JUNG white colour or NIESSEN model SKY, or similar.



## PLUMBING AND SANITATION

- Cold and hot water plumbing installations are solved with reticulated polyethylene ducts, according to current regulations. Keys of general cutting of the house, as well as in kitchens, bathrooms and toilet. This material is resistant to all types of corrosion, does not produce calcareous residues on its walls, does not modify the properties of water and has a low coefficient of conductivity, which reduces its caloric losses.
- In order to avoid leaks, bad smells or noises, the wastewater disposal is carried out with an integral double layer PVC system and sound insulated downpipes.
- Outside water in the house, both entrance area from the street as outside pool area.

## VENTILATION

- A mechanical system will be used, with integrated aerators.
- The humid cores will remove the air with the extractors placed on deck.



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## EQUIPMENT

- Smoke detectors in the basement, kitchen and first floor.



- Gas fireplace.



- Installation of basic home automation with control by means of smartphones dimmers of luminarias and installation of system of audio by Bluetooth in living room with 2 loudspeakers.



- Alarm and security cameras in the perimeter of the house.



- Washing equipment of the brand SIEMENS, BOSCH or similar in low consumption 7 litres and all with energy rating A+ in the basement laundry.





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## EXTERNAL SPACES

- Plot bordering with blind walls and diaphanous elements to be designed by the designer, with illumination both in pedestrian access and garage parking, with a low energy LED technology lamp, with luminous efficiency of more than 55 lumens / watt.
- Both pedestrian access to the house and ramp access of vehicles will be executed with printed concrete.
- Garden areas with irrigation system by spraying and planting 6 or 8 trees with drip irrigation system.
- LED outdoor lighting, with signage beacons in gardening, diffusers embedded in enclosures of plot and exterior walls.
- Automatic access door in grey anthracite aluminium for vehicle access to plot and automatic sectional door with interior switch panel for garage access in basement.

## POOL

- Swimming pool with purification system by skimmers, of salt water that avoids the excessive use of chlorine, with very low maintenance.
- LED illumination with colour variability and low consumption.
- Outdoor shower with water control in the right side on the pool.

