



# **BRISAS DEL MAR**

## **Quality specifications**

# Quality specifications

## FOUNDATION AND STRUCTURE

- Based on reinforced concrete in footings, walls, columns, and slabs.
- Walls waterproofing with asphalt fabric and perimeter drainage of the same ones.

## ROOFING

- Flat roof areas waterproofed and insulated with asphalt fabric and extruded polyurethane sheets..

## FACADE

- Solid foot brick walls, plastered on the interior wall with mortar,
- Plasterboard cavity with 12 cm insulation
- Cladding with laminated plasterboard with 4 cms rock wool insulation

## COATINGS

- Exteriors : RAL 7047 single-coat mortar rendering for the recessed areas of the facade, EXTREME WHITE(28C/P) 59,6X120(A) white porcelain tile for the rest of the facade and 3cmx 3cm imitation wood aluminium slats.
- Interiors : laminated plasterboard and quality acrylic paint.
- Acoustically insulated plasterboard ceilings
- Smooth acrylic paint on vertical and horizontal surfaces.

## FLOORING

- Living room: Top quality VELA NATURAL 100X100 large-format porcelain stoneware tile or similar.
- Bedrooms: Top quality VELA NATURAL 100X100 large format porcelain stoneware tile or similar.
- Bathrooms: Top quality porcelain stoneware tile VELA GREY 59,6X59,6 or similar.
- Toilets: Top quality porcelain stoneware tile VELA NATURAL 59,6X59,6 or similar.
- Kitchen: VELA NATURAL 100X100 top quality large format porcelain stoneware tile or similar.
- Terraces: VELA NATURAL 100X100 non-slip large-format top quality porcelain stoneware tile or similar.

## TILING

- Bathrooms: Floor to ceiling tiling VELA GREY 59,6x59,6 or similar, except for the shower, which has floor to ceiling tiling
- Toilets: Floor to ceiling AIRSLATE DELHI 250x120x0,2 or similar.
- Top quality plastic paint on horizontal and vertical surfaces.

# Quality specifications

## CARPENTRY

- Interior carpentry: Standard interior doors in white lacquered wood, 4 cm thick, acoustic seal, with chrome fittings..
- Dressing room in master bedroom equipped with 60 cm drawer unit and drawers, luggage shelf and hanging rail).Interior of wardrobes lined and dressed with boot shelf, drawer unit and metal bar.
- Exterior carpentry: Aluminium with thermal bridge break of 1st quality, lacquered in anthracite grey of the CORTIZO brand or similar.

Metallic roller blinds with aluminium slats with electric mechanism in bedrooms and living room, in anthracite grey.

Reinforced entrance door with aluminium panelling on the outside, security grade III, with anti-bumping lock, mullion and lacquered in white on the inside.

## GLASSING

- Double glazing 4+4/10/4/6 low emissivity on doors, 4+4/10/6 low emissivity on windows.
- Bathroom mirrors with LED backlighting.

## PLUMBING

- Installation in cross-linked polyethylenepiping, cold and hot water wall, the latter lined with insulating shell.
- PVC drains.

ACRO.COMPACT or similar model wall-hung sanitary ware.

- TONO APOYO washbasin or similar.

Single-lever mixer tap in black colour ROUND LAV HIGH BOWL or similar.

ACRO COMPACT bidet or similar.

235-litre hot water storage tank for domestic hot water.

Non-slip resin shower trays FLOW ROCK or similar.

PANASONIC AQUAREA all-in-one aerothermal system for hot water production with 185 L programmable water heater, communication with LCD touch screen display and internet connection.

## ELECTRICITY

- Electrical network planned according to the power required, with top quality SIMON 27 mechanisms.
- Channelling planned for the installation of telephony in bedrooms and living room.
- TV aerial connection point in bedrooms, living room and kitchen.
- Electric video intercom.

## AIR CONDITIONING

- Installation of hot/cold air conditioning by means of AQUAREA all in one PANASONIC aerothermal heat pump, with insulated ducts and grilles.

## PAINTING

- Interior: Smooth acrylic paint on vertical and horizontal surfaces.

# Quality specifications

## **KITCHEN**

- Fully furnished
- Equipped with dishwasher, fridge, washing machine, tumble dryer, hob, ceramic hob, electric oven, microwave and hob with integrated hood of the SIEMENS brand or similar.

## **VARIOUS**

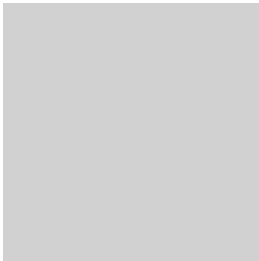
- Glass shower screens.
- Ceiling lighting with LED spotlights throughout the house and LED strip lights.
- Individual saline chlorination swimming pool for all the homes, located either on the roof or in the area on the ground floor level.
- Shaded pergola area to leave the cars as a garage.

# Quality specifications

## FACADE

### WHITE FACADE TYPE 1 :

Porcelain Tile, Extreme White 59,6x120 Tile Facade, Type 2:



L 7047 .Color en Masa



40x40mm/20 cm imitation aluminium slats

# Quality specifications

## BATHROOMS (option 1)

### FLOORING



Persa natural 100x100

### TILING



Persa Natural 31,6 x 90

### SHOWER



Limit Persa Natural 31,6x90

### SINK



Kole80x50BL1 cenrect

### ODOURLESS TOILET



INO. ACRO COMPACT  
SUSP. RIMLESS 54CM

### SHOWER TAP Y SHOWER SCREEN



Tec Round thermostatic black matt column  
matt black optimal screen



MONM. Round Caño alto  
306 mm BLACK



# Quality specifications

## BATHROOMS (option n 2)

### Floring



Persa Silver 100x100

### TILING



Persa silver 31,6 x 90

### SHOWER ( 2 options )



Deco Bremen Roble Natural 31,6x90



Limit Persa Silver 31,6x90

### SINK



Kole80x50BL1 cenrect

### ODOURLESS TOILET



### SHOWER TAP Y SHOWER SCREEN



MONM.Round  
chrome



NO. ACRO COMPACT  
SUSP. RIMLESS 54CM



Tec Round thermostatic chrome  
column  
optimal screen chrome

# Quality specifications

## TOILETS

### FLOORING AND SECONDARY WALLS



Persa Natural 100x100  
Persa Natural 31,6 x090

### TILING ( 2 OPTIONS TO CHOOSE FROM FOR THE MAIN WALL )



Airslate Delphi BTP 250x120



LimitPersaDark31,6x90

### SINK



Single-lever mixer Round integrated toilet  
Acro compact Chrome



### ODOURLESS TOILET



INO. ACRO COMPACT  
SUSP. RIMLESS 54CM



WORKTOP Project Wood 60 cm

# Quality specifications

## HOUSING

### GENERAL FLOORING THROUGHOUT THE HOUSE (2 OPTIONS TO CHOOSE FROM)



PersaNatural100x100



Vela Natural 100x100

## KITCHEN

- Furniture : melamine imitation wood fronts
- Handles : dark grey metal handles RAL 7016, doors and drawers with brakes
- Worktop : COSENTINO porcelain tile, DEKTON Natura 22 line or similar.
- Domestic appliances :
- Sink integrated in the worktop, model TEKA BE-45 or similar.
- BALAY model 3BE296HW or similar, recessed ceiling-mounted extractor hood.
- Induction hob BALAY model 3EB969LU or similar.

