

EDIFICIO CARMEN

QUALITY SPECIFICATIONS

STRUCTURE

Reinforced concrete, reticular slabs, in agreement with current regulations.

FRONTS

Brick factory enclosure coated with rendering and exterior paint, interior isolation heat, air chamber, plaster partitions.

Protection of terraces with factory parapets.

COVERS

Non-trafficable building roof, with slope formation, waterproofing layer, isolation, geotextile and gravel layer.

Flat walkable building roof, with slopes, waterproofing layer, isolation, geotextile and fixed floor screed

EXTERIOR CARPENTRY

Windows and balconies with aluminum sliding leaves, sliding system with thermal break and high thermal and acoustic performance.

Extruded aluminum profiles and thermal break by inserting polyamide rods of 6.6 of 20mm.

Glass with 4/6/4 air chamber.

In bedrooms, manually operated opaque blinds.

INTERIOR DIVISIONS

Interior partition walls of laminated plasterboard housing, with metal load-bearing structure and thermal and acoustic insulation on the inside.

Separation between dwellings of brick masonry with laminated plaster partition walls on both sides and thermal and acoustic isolation.

INTERIOR CARPENTRY

Armored door in access to housing, white lacquered, security hardware, exterior handle and optical peephole.

Interior doors with flat doors with white lacquered finish, hanging hardware and chrome handles.

Modular closets with sliding doors matching the interior doors. Interior finished in melamine, trunk shelf and hanging bar.

Separation between dwellings and common areas formed by brick masonry lined with plaster on the outside, with interior lining of laminated plaster partition wall and thermal and acoustic insulation on the inside.

PAINTINGS

Vertical and horizontal walls in dry interior areas of dwellings in smooth plastic paint.

Exterior parameters finished with smooth stone paint.

PAVING AND COATINGS

Porcelain stoneware flooring in the inside of the house. In humid areas, non-slip tiles will be used (Saloni Majestic Ceniza 60x60).

Tiling of bathrooms and kitchens with porcelain stoneware (glossy white color Saloni Nebula Gloss White with decorated cloths model Carell).

Paving of parking basements in polished concrete..

AIR CONDITIONING AND HOT WATER

Installation of air conditioning through ducts with grilles in living room and bedrooms.

Installation of solar panels for centralized production of domestic hot water and auxiliary energy supply through individual electric heaters..

SANITARY FIXTURES AND TAPS

"The Gap" series sanitary fixtures, by Roca, and "Cala" series mixer taps, by Roca. Steel bathtubs model "Princess" by Roca and sanitary porcelain shower trays model "Terran" by Roca. All sanitary fixtures in white. Furniture with sink in main bathroom.

Screens in bathtub and shower enclosure..

ELECTRICITY AND TELECOMMUNICATIONS

The electricity installation will be carried out in accordance with the electrotechnical regulations for low voltage and the particular standards of the supplying Company.

The degree of electrification of the houses, with air conditioning and electric vehicle recharging, will be high. The power foreseen in dwellings with a high degree of electrification will not be less than 9,200 W at 230 V.

Reception and distribution of terrestrial TV and radio broadcasting.

Pre-installation for satellite reception equipment.

Access and distribution of basic telephony telecommunications services.

Consideration is given to the design of a network of conduits and coaxial cable for operators of this service in the area.

One fiber optic rosette or BAT per dwelling will be provided.

Intelligent video door entry system with an app connected to a cell phone.

KITCHEN FURNITURE AND EQUIPMENT

Fitted kitchen, compact material countertop, distribution according to housing typology.

Electric oven, ceramic hob, decorative hood, refrigerator, washing machine and stainless steel sink and mixer taps.

COMMON AREAS AND URBANIZATION

Chill-out area and communal pool on the roof.

Porches paved in porcelain stoneware and decorated with noble materials, mirrors and paint.

LED lighting in accesses and interior roads.

In garage, forced ventilation, CO detection and control, fire protection and emergency lighting.

An electric elevator with telescopic doors will be installed, communicating all common access floors, from basement -3 to the penthouse.