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KRISTINA VIEWS

Urb Princesa Kristina
20 Townhouses in Manilva

BUILDING SPECIFICATIONS MEMO

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The homes will be delivered in accordance with the specified qualities, unless they are modified for technical, legal or administrative reasons imposed by the competent authority, or are modified by the Construction Management for construction or design needs, without this implying a reduction in quality.



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I. FOUNDATION AND STRUCTURE

Solution

Foundation based on waterproofed reinforced concrete slab, with structure by means of walls, floors and pillars of reinforced concrete subject to the data of the geotechnical study, according to current regulations and the Technical Building Code (C.T.E.).

In homes with pre-installed Jacuzzis on verandas, this support will be reinforced, ensuring the required safety conditions.

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2. EXTERIOR AND INTERIOR ENCLOSURES

Concept

The description of the facade from the outside to the inside is: Multi-layer faÇade with continuous exterior cladding using cement mortar plaster and breathable acrylic paint. Half-foot exterior layer of perforated ceramic brick with interior cladding (5mm), coloured paint, air chamber, and interior layer with self-supporting double-panel laminated plasterboard, type BV and type A, with thermal-acoustic insulation made of mineral wool braced and reinforced with special structural steel profiles for the exterior carpentry and in the kitchen and other furniture areas.

Interior partitions:

Self-supporting framework of laminated plasterboard, single partition (12.5·12.5·70·12.5·12.5)/400mm thick made with double 12.5mm laminated plasterboard on both sides, screwed to a simple self-supporting structure of galvanized steel metal profiles, formed by 70mm channels and studs, including 50mm thick rock wool thermal and acoustic insulation. The installation of a reinforcement structure to support furniture and sanitary ware is planned.

In bathrooms and kitchens, plasterboard with low surface water absorption, type H.

In partitions with plumbing installation, 90mm channels and studs will be used to facilitate the passage of installations and their insulation.





3.FINISHINGS

Exterior Carpentry and Glass

Exterior carpentry with sliding or folding / tilt-and-turn opening, as appropriate, in imitation wood PVC profile, VEKA PVC type or similar with thermal break, with integrated capitalization and with double-glazed glass with air chamber, climalit type with low-emissivity glass (solar control) and equipped with a micro-opening ventilation system.

Safety glass in all glazed openings and blinds in bedrooms.

The carpentry and glazing will comply with the requirements of the C.T.E.

Interior Carpentry

Armored home entrance door with a three-point security lock and anti-pry hinge. It features a panoramic peephole, an interior crank handle, and an exterior handle. Lacquered finish.

Wooden home doors, MDF board, pre-lacquered, minimum height 2.10m, with hidden hinges, including hinges, hanging hardware, closing hardware and crank.

Built-in wardrobes with monoblock system, folding or sliding doors, light-colored, lined inside with a hanging rail.

3x

3x

Flooring

Terraces and patios, non-slip D3 porcelain stoneware flooring.

Living room, large-format porcelain stoneware 90x90cm, beige/taupe or similar.

In the rest of the rooms of the house, porcelain stoneware.

Coatings

Matte plastic paint on horizontal and vertical walls. Single-panel plasterboard-style suspended ceilings throughout the home painted with smooth white plastic paint, including a double-height ceiling in the living room with footlights and a pit for indirect lighting.

Wet areas in showers and sinks will be tiled with rectified stoneware. The remaining walls will be finished with smooth plastic paint.

Non-walkable flat roof with a sloped surface, waterproofing, and double thermal insulation.

Walkable flat roof, "veranda" style, in homes listed in accordance with sales commercial leaflet, with D3 non-slip porcelain stoneware.





3. BATHROOMS

Colours & chromatic applications

The vitrified porcelain sinks will be wall-mounted, single-bowl, and sized according to the opening. In the master bathrooms, a vanity unit (drawer) with a matching countertop will be provided below the sink.

Wall-mounted toilets with high or drop-in tanks. The master and secondary bathrooms will be equipped with a toilet, sink, and shower tray. The restrooms will include a toilet and sink.

Chrome-plated faucets.

The rectangular shower trays will be non-slip, white, and sized according to the opening, with a fixed glass screen.

Backlit mirror in the master bathroom..

4. KITCHENS

Design

Fitted kitchen with large wall and base units with a laminate/laminate finish, Borghinni Ceratop or similar countertop, and a ridge at the edge of the countertop and the side of the tall unit.

The kitchen front, separating the wall and base units, will be made of the same material as the countertop.

Included equipment: LED lighting in the wall unit, built-in (integrated) extractor hood/dishwasher/washing machine/refrigerator/microwave, 3-zone induction cooktop, and stainless-steel oven.





5. FACILITIES

AIR CONDITIONING AND HOT WATER

Independent aerothermal systems will be installed in each home to meet heating and cooling demands, as well as domestic hot water production.

For the home's general air conditioning, a reversible air-to-air heat pump with variable refrigerant volume (VRV) technology or similar has been adopted, with air treatment in each room using two-pipe duct-type terminal units for connection to duct networks, installed in false ceilings in wet rooms.

Supply grilles will be provided in living rooms and bedrooms.

Common areas and/or non-walkable roofs will house photovoltaic solar panels, as justified in the corresponding section on compliance with the C.T.E. HE (Centre for the Protection of Buildings and Building Materials) in the execution project.

ELECTRICAL INSTALLATION

The home's interior electrical installation will be 230 V with a high electrification rating, with several independent circuits, using GIRA E2 or similar devices.

The home will have television and telephone sockets in the living-dining room, kitchen, bedrooms, and terraces, with pre-installation for new communications, both cable TV and various digital platforms, in accordance with regulations.

A light point and power outlet will be installed on outdoor terraces.

A communal antenna for TV/FM and satellite will be installed, in accordance with Common Telecommunications Infrastructure regulations.

The homes will have a TEGUI SFERA NEWS video intercom or similar.

PLUMBING AND SANITATION

The sanitation system will be reinforced with SN4 PVC in the buried network, with soundproofing in the downpipes in the homes.

The indoor hot and cold water supply will be installed using a multi-layer piping system (PERT/SACP), properly insulated and protected, with shut-off valves in each wet area and return lines in accordance with regulations.

Water intakes on outdoor terraces.





OTHER AMENITIES

Turf (“Pavicesped”) or similar paving on the exterior entrance to the home.

Pre-installation for electric vehicle charging.

Common areas with Low Energy Lighting (LELD).

Communal pool with an infinity pool curb.

Communal gym with equipment and changing rooms.

Pre-installation of a Jacuzzi on the veranda of the homes (according to the sales document).

Community access road finished with a flexible surface, with a traffic-resistant surface layer in accordance with Standard 6.I-IC Highway Instructions, and a mechanized access gate with remote control.

Landscaping of common areas and installation of fire protection systems in accordance with current regulations.

OPTIONAL AT COST NOT INCLUDED

Private water table “pool-alike” in the garden, in accordance with sales commercial leaflet: finished in mosaic tile. Fully equipped with a dimmed purification chamber and LED interior spotlights (2 spotlights).

House Staging Deco offered by Turnkey del Sol.



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