

QUALITY SPECIFICATIONS

VILLA JARDIN

STRUCTURE

- Foundation: Reinforced concrete slab (0.50 m thick) over 0.10 m lean concrete with waterproofing.
- Concrete: HA-25; reinforcement: B-500S.
- Base leveling layer: HM-10 concrete.
- Load-Bearing Structure: Reinforced concrete columns, walls, and waffle slabs (HA-25/B/15/IIa, steel B-500S).
- Includes laminated steel profiles S-275 (yield strength 275 MPa).
- Stairs constructed with reinforced concrete slabs.

BUILDING ENVELOPE

- External Walls: 35 cm cavity wall with waterproof mortar, polyurethane foam insulation (6 cm, 50 kg/m³), and interior brick partition with plaster finish.
- Concrete Walls: 35 cm reinforced concrete with internal double brick lining and 2 cm air cavity.
- Roof (Flat): Transitable and non-transitable types with expanded clay fill, waterproof membranes (GLASDAN 30 P ELAST, ESTERDAN 30 P ELAST), geotextile protection, and extruded polystyrene insulation (8 cm). Finished with porcelain tile or gravel, depending on type.
- Exterior Joinery: TECHNAL SOLEAL aluminum with thermal break, gray finish TN 105.330, stainless fittings, multipoint locks, and double glazing 5+5 / 14 / 4+4 mm, solar control, and low emissivity.
- Shutters: VALUX autoblocking aluminum with Somfy motor.
- Mosquito Screens: Integrated into the joinery.

INTERIOR PARTITIONS AND CARPENTRY

Partitions

- 20 cm walls: with dual 7 cm brick leaves, polyurethane insulation, plaster on both sides.
- 15 cm and 10 cm: options for lighter divisions.

Doors

- Interior: MDF panels lacquered white (RAL 9010), hidden hinges, stainless fittings.
- Main Entrance: Solid oak wood (50 mm thick), pivot opening, multipoint lock, anti-lever security, stainless vertical handle.
- Wardrobes: Lacquered MDF sliding doors, melamine interiors, full equipment (drawers, LED lighting, steel rails).

FINISHES

Walls

- Exterior: Cement render + plastic paint.
- Interior: Gypsum plaster + smooth paint (high-quality plastic).

Floors

- Indoors: Porcelain tiles (60×60 cm).
- Outdoors: Non-slip porcelain or synthetic decking; stamped concrete or stone (CIII slip resistance).
- Kitchens/Bathrooms: Full porcelain wall tiling.
- Ceilings: Pladur (moisture-resistant plasterboard), painted.

Installations

- Electrical: Independent lighting and power circuits, PVC conduits, grounding system, telecom and TV wiring, video intercom, and pre-installation for satellite antenna. Conforms to the Reglamento Electrotécnico de Baja Tensión.

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- Plumbing: Copper piping for hot and cold water; PVC drainage with separate rain and wastewater lines; concrete manholes.
- Fire Protection & Ventilation: Fire blankets, 6 kg extinguishers (27A/183B), Daisalux HYDRA LED emergency lights, and full ventilation system with ducts and extractors. Fire-rated doors in garage and technical rooms.

POOL INSTALLATION

- Size: 10 × 4 m; 1.5 m average depth (60 m³ volume).
- Finish: Waterproofed with Kerakoll bicomponent system, glass mosaic (Ezarri 2545-A), white CG2 cementitious grout.
- Equipment: Full filtration and circulation system (skimmer, jets, control panel, and drainage).

EQUIPMENT

- Bathrooms, Kitchens, Laundry: Porcelain wall tiles, high-end finishes per design.
- Other Equipment: Pool as described above.