

MATERIAL SPECIFICATIONS FOR A DETACHED SINGLE FAMILY HOUSE SITUATED ON THE RESIDENTIAL ESTATE "SA RODA" STAGE 9, IN BEGUR.

STRUCTURE

Reinforced concrete structure.

ENCLOSURES

Brickwork enclosures, formed by a 15cm perforated brick wall, air chamber, 5 cm thermal insulation and 7cm thick partition wall.

ROOF

Flat, impassable roof with gravel, 6cm thick thermal insulation and double layer of polymer fabric for waterproofing.

FLOORING

Interior and exterior flooring will be in PORCELAIN STONEWARE.

CLADDING

Interior walls, partition walls and ceilings will be plastered and painted with two coats of plastic paint.

In bathrooms, ceramic wall tiles up to the ceiling.

The garage will be a combination of render and plaster, painted with two coats of plastic paint.

Exterior façades will be a combination of natural stone and rendering painted with two coats of special plastic paint for exteriors.

ELECTRICITY

In accordance with the specifications of the RBT (Electro-technical Regulations for Low Voltages), interior electrical installation with 5 circuits and a capacity of 20.00 kW. Auxiliary mechanisms (BJC Iris series). Pre-installation of telephone, TV and FM aerial and parabolic antenna.

Pre-installation for alarm system.

WATER

Installation in accordance with the NTE (Building Technological Standards) and NIA (Basic Standards for Interior Water Supply Installations), with PORCELANOSA (ACRO model) or similar fittings in wash basins, hydro-massage bath, bidet and shower. The showers will have a sprinkler built into the wall and a hand-held sprinkler.

A water softener will be installed.

BATHROOM FIXTURES

PORCELANOSA wash basins inset into a Silestone countertop, PORCELANOSA toilets and bidet (white NK ONE model), bath with Roca hydro-massage or similar and walk in shower.

CARPENTRY AND GLASS

The interior carpentry will be of wood for varnishing or painting, with panelled or plain doors and wardrobes lined with wood on the inside, with a shelf and a rail and doors that are plain on the outside.

The exterior doors and windows will be in aluminium, as will all the shutters, which are electrically operated.

The garage door will be made of painted galvanised steel sheet, with a remote control system.

The glass throughout the house will be CLIMALIT-type or similar double glazing with air chamber, and the dining room will have security glass.

KITCHEN

The kitchen has been designed with high and low units, according to the plan, with a hob, electric oven, microwave, smoke extractor, stainless steel sink, refrigerator, wine cabinet and Siemens dishwasher.

The kitchen worktop will be a white Silestone Zeus model with a thickness of 3 cm and 1.2 cm at the walls.

IRONWORK

The design will feature cast iron.

HOT WATER

Hot water installation for kitchen and bathrooms, in compliance with regulations.

Domestic hot water supply by means of a solar heating system.

AIR CONDITIONING

The air conditioning in the house will operate by means of a heat pump system, providing hot and cold air through pipes and supply and return vents, with Daikin or similar machines inside and outside the house.

SWIMMING POOL

Constructed with a gunite basin and a vitreous coating in blue or a similar colour, with a saline water purification system.

The property developer reserves the right to modify any type of finish, replacing it with another of equal or superior quality.