

“T1” QUALITYREPORT



FOUNDATION:

The appropriate one, according to the result of a geotechnical study commissioned from a specialized company. Calculation adjusted to current regulations.

STRUCTURE

Reinforced concrete, earthquake-calculated, according to current regulations. Bidirectional waffle slab, prefabricated concrete coffers. Monitoring of the execution of work by an approved technical control body. Ten-year stability guarantee policy according to the Building Planning Law.

BUILDING ROOF

Inverted flat walkable roof, in solarium areas, with waterproofing membrane and thermo-acoustic insulation, non-slip stoneware tile flooring. In installation areas, non-passable flat roof with gravel protection.

MAIN FACADE ENCLOSURE

At the nasturtium formed by ½ of perforated ceramic brick, air chamber with thermo-acoustic insulation and interior ceramic brick partition. Finishes with continuous coatings, to be determined by the Technical Management. Terrace railings with stainless steel posts with safety glass.

PARTITION

7 centimeter partition throughout the house, with double hollow ceramic brick and thermal-acoustic insulation in the party walls of the homes.

EXTERIOR CARPENTRY

Doors and windows made of top quality PVC carpentry, SWING or SLIDING SYSTEMS, stainless steel screws, compact with rolling shutter made of extruded aluminum slats, equipped with an electric motor drive. Double glazing for acoustic and thermal insulation, made up of low emissive glass.

LOCKSMITH

Balcony railings made of stainless steel posts glazed with 6.6 glass with butyral. Stair railing using profiles protected with anti-rust paint, finished with two coats of synthetic enamel

INTERIOR CARPENTRY

Armored entrance door with galvanized steel sheet and surface coating similar to interior doors, security system with 4 anchor points and panoramic peephole. Smooth white lacquered MDF interior doors, including solid smooth flashings of the same material, hanging hardware and matte steel knobs. Built-in wardrobes with sliding doors and lined inside.

PAINTING

Walls using SMOOTH PAINT, with two coats of plastic (washable), in white on ceilings and in color on walls (9003–9010). Staircase and hallway, to be determined by the Technical Management.

PLASTERING AND FALSE CEILINGS

Direct plaster with gypsum paste. False ceiling with plasterboard panels, fixed and/or removable ceilings in the bathroom, to hide air conditioning ducts and other installations.

PLUMBING

Interior installations of homes in PPR pipes. PVC drains. Centralized individual water meters per home. Water intake and drain for washing machine and dishwasher. Installation of 80/110 liter electric water heater and ACS

SANITARY FITTINGS AND FAUCETS

GAP model from ROCA or similar and single-lever taps from the TEKA brand, Formentera model or similar.

ELECTRICITY

High electrical installation for the home, including connection for air conditioning equipment. White NIESSEN ZENIT electricity mechanism or similar. Collective antenna, FM and telephone points according to ICT regulations, pre-installation of internet channeling for fiber optic accommodation; There are television and telephone points in each room, except for bathrooms.

OTHER FACILITIES

- Community heated swimming pool built on the roof of the building with tile coverings and auxiliary elements, made according to project details, using saline electrolysis.
- Large common area with tables and loungers to enjoy. With a 20.85m² pool, shower, barbecue and Finnish sauna.
- Kitchen furniture made of FORMICA, colors to choose from, with COMPACT QUARTZ countertop type SILESTONE or similar with self-locking closure.
- Pre-installation of air conditioning through fiber ducts housed in false ceilings, in bedrooms and living room, connection between air conditioner and condenser using copper tube, including provision for connection electrical and drains.
- Hands-free video intercom with color monitor per home.
- Compliance with current regulations on Acoustic and Thermal Insulation, Fire Protection and Common Telecommunications Infrastructures, all based on the Technical Building Code

ALL HOUSES COME EQUIPPED WITH

- Appliances in INOX color.
- Installation of electric underfloor heating in the bathrooms.
- Domestic hot water by solar panels or aerothermal energy, to be determined by Management Optional.
- Lighting throughout the house.
- Bathrooms equipped with toilets, furniture and shower screens.
- Built-in wardrobes lined with wood and with drawers.