



TWENTY
TWO

B E N A H A V I S
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Quality Specifications



FOUNDATION AND STRUCTURE

- Foundation, solved by reinforced concrete slab, reinforced concrete retaining wall and exterior drainage on the perimeter.
- Structure, executed with reticular slab and reinforced concrete slab 30 cm thick and reinforced concrete pillars.
- The structure complies with current regulations.

ROOF

- Inclined roof of ceramic tile, with double insulation, in the formation of slopes and under slab (thickness of 8cm total), with waterproofing by means of double asphalt cloth on inclined roof.

FACADE

- Exterior cladding of exterior facades, plastered with cement mortar over brickwork and high quality plastic paint.
- Factory closing of ceramic brick to the nasturtium, thermal and acoustic insulation by means of projected foam and rigid insulation panel of extruded polystyrene (thickness of 8cm total).

PARTITION AND INSULATION

- Interior partitions through double hollow brick partition.
- Divisions between homes and common areas, double brick factory and acoustic insulation with 50 mm mineral wool.

EXTERNAL WOODWORK

- Aluminium exterior carpentry, lacquered in grey colour textured by the DF, in contrast to the façade. Carpentry with thermal bridge break (RPT) and with micro ventilation system.
- Motorised blinds in bedrooms.
- All double-glazed security glass doors, with double-glazing.

INTERIOR CARPENTRY

- Armored entrance door with multipoint lock, combined with Iroko wood.
- Sleek and modern wooden interior doors, lacquered in white of 35 mm thick, concealed hinges in satin nickel finish.
- Sliding wardrobes doors in bedrooms are of the same design and colour as the bedroom doors. Furnished, aligned with dividing compartments, drawers and metal bar for clothes hangers.

FLOORING

- Oak floor throughout the house and PORCELANOSA porcelain tile in large format in bathrooms and kitchen.
- Non-slip porcelain stoneware flooring on terraces and porches.
- PORCELANOSA porcelain tile of large format in common areas.

INTERIOR COATINGS

- Floor to ceiling vertical walls of bathrooms and toilets tiled with PORCELANOSA porcelain stoneware.
- Plastered false ceiling in bathrooms and kitchen, as well as in several areas of the apartment.
- A / C machine hidden in the bathrooms.
- Rest of the vertical walls of the house covered with peril coating finishing. Smooth and light colored plastic paint.

ELECTRICITY

- Electrical installation according to Electronic Low Voltage Regulations and current regulations.
- High energy efficiency grading.
- Electric mechanisms of quality Jung brand or similar.
- Installation of video intercom in colour.

AIR CONDITIONER

- Air conditioning installation, individual for each room, with ducts and return grids lacquered in white. LG brand or similar.
- Outdoor units at the terraces and evaporators in bathroom ceilings.

SANITARY APPLIANCES AND PLUMBING

- PORCELANOSA top-quality white sanitary.
- Bathrooms suspended in bathrooms, with hidden cistern.
- Bathroom furniture with single sink and double sink in the master bathroom. Countertops made of Silestone®.
- Flush shower tray. Monoblock faucets "NK LOGIC" brand by PORCELANOSA, with glass curtain.

SANITARY APPLIANCES AND PLUMBING

- Mono-control thermostatic mixer for bathtubs and showers.
- Shower “rain” type in masterbathrooms.
- Sanitary water network according to the regulation, with independent cutting key for each wet area.
- Installation of cold and hot water drawn according to regulations.
- Thermo-energy accumulator by Aerotermia, with low electric consumption. Capacity 200lts.

KITCHEN

- High quality kitchen furniture, white lacquered finish with oak wood inserts in handles.
- German drawers of total extraction.
- SILESTONE Worktop / Silestone gray Kenzo or similar, hood according to design.
- GAGGENAU kitchen appliances: Induction hob, telescopic hood, refrigerator, oven, microwave, dishwasher and washing machine.

SPECIAL INSTALLATIONS

- Project adapted in its entirety to the CTE (Technical Building Code), Regulation 293/2209 on accessibility of the Andalusian Regional Government and Regulation 169/2011, on the Promotion of Renewable Energy, Savings and Energetic Science in Andalusia.
- Installation of Telecommunications according to Common Telecommunications Infrastructure Regulations, adapted to Optical Fiber and Coaxial Cable, to provide all the digital options to homes.
- Mechanical ventilation in the garage with fire and CO2 detectors, connected to the alarm centre.
- Energy efficiency rating of the promotion: B.

ELEVATOR

- Communication lifts.

COMMUNAL AREAS

- 4 swimming pools and 2 for children.
- Tropical gardens with automatic irrigation.
- Beacons road lights to avoid light pollution.
- Automatic vehicle access door, with controls for opening.
- Garage with polished concrete pavement and vertical walls in paint and coloured band.
- Large storage rooms and very spacious parking spaces.