

MEMORIA DE CALIDADES

FOUNDATION

- Reinforced concrete foundation with tie beams.

STRUCTURE

- Waterproof, reinforced concrete, one-way slab.
- Reinforced concrete waffle slab with steel/concrete pillars and beams, according to the details of the project structure.

ROOF

- Inverted flat roof finished with selected high quality Crema Marfil (1st quality) marble in terrace areas.
- Waterproofing of terraces over living areas with double asphalt layer and high density insulation (50mm or superior).

EXTERIOR WALLS AND SURFACE

- Exterior face consisting of elements of ½ foot ceramic or concrete with insulation of 4cms. of projected polyurethane or similar; Interior self-supporting veneer formed by double laminated gypsum board of 13 + 15 mm with insulation of 40 mm rock wool inside.
- Exterior renders with damp proof cement mortar and/or natural stone cladding according to the building type.

INTERIOR WALLS AND SURFACES

- Interior divisions of the house with self-supporting framing partitions and laminated gypsum boards (13+15 mm in both sides), including insulation of mineral wool of 40mm. Plastic paint, colour to be defined by DF.

FLOOR TILES

- Interior: "Crema Marfil" marble (selected 1st class) 60x60cms with a highly polished finish.
- Exterior: "Crema Marfil" marble (selected 1st class) 60x60cms non-slip finish.

WALL TILES

- "Crema Marfil" marble (selected 1st class) according to design.

KITCHEN

- Fully equipped with Siemens appliances.
- Silestone work surface, according to the building type.

EXTERIOR CARPENTRY

- Aluminium carpentry, profiles by Cortizo or similar.
- Main sliding doors with sunken frames and lift & slide system with thermal break and security double glazing.
- Windows: Tilt and turn hidden sash system with thermal break and double glazing.

INTERIOR CARPENTRY

- Front door: Pivot security system, Iroko finish.
- Interior doors: White smooth lacquered wood with stainless steel concealed hinges.
- Wardrobes front: White textured lacquered wood.

EXTERIORS

- Enclosure of the plot from the road: Ceramic brick rendered with damp proof cement mortar combined with perforated sheets.
- Plot to plot division: Galvanized mesh (2 meters) and/or “vegetation screen” according to type and location.
- Finished gardens equipped with automated irrigation systems.
- Retaining walls between plots with exposed reinforced concrete or stone, according to the specifications of the design.

SWIMMING POOL

- Size: 8 metres x 4 metres.
- Reinforced concrete structure, waterproofed.
- Finished with glazed mosaic tiles and marble surround.

SANITATION

- System separating rainwater and wastewater.

ELECTRICITY

- Electrical switches and sockets Bticino Living-Light series or similar.

HEATING AND AIR CONDITIONING

- Daikin Altherma system (hot/cold air con & hot water) by concealed ducts.
- Underfloor electric heating system in bathrooms with independent control.

SANITARY WARE AND TAPS

- Bathroom fittings by Villeroy & Boch and taps by Grohe or other leading brand.

OTHER EQUIPMENT

- Bioethanol fireplace installed in living-room.
- Solar panel Installed on the roof to supplement energy needed for generation of hot water.
- Pre-installation of Home Automation System.
- Bticino video entry system.

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