

# *Lomas de la Quinta*

## CONSTRUCTION SPECIFICATIONS

### **FOUNDATION AND STRUCTURE**

- ❑ Foundation of insulated, concrete floor slabs with steel reinforcement.
- ❑ Structure of reticular type framing (total edge: 36 cm).
- ❑ Lower walls of reinforced concrete.

### **EXTERIOR WALLS**

- ❑ "Capuchina" type brickwork walls (1/2 foot double hollow brick with chamber and inner wall surface with total thickness of 30 cm).
- ❑ Chambers thermally insulated with 3 cm of polyurethane foam with a density of 35 kg/m<sup>3</sup>.

### **INTERIOR WALLS**

- ❑ Interior partition walls of double hollow brick laid in cement mortar.
- ❑ Double partition walls between units of 1/2 foot double hollow brick with chamber and 5 cm of high-density insulation.

### **ROOFS**

- ❑ Sloped roofs: Polyurethane foam insulation with density of 50 kg/m<sup>2</sup> over base covered with new-style Arabic roof tiles in peak and trough method.
- ❑ Flat roofs: Inclining base formed with cellular concrete with damp-proofing of double 4 kg/m<sup>2</sup> bitumen fabric or polyurethane foam insulation and bitumen laminate damp-proofing.

### **EXTERIOR COATING**

- ❑ Rustic cement rendering applied by hand.

### **INTERIOR COATINGS**

- ❑ Walls: Plaster rendering.
- ❑ Ceilings: False ceilings of sheet plaster in hall, bathrooms, and kitchen. Rest of the apartment rendered with plaster.
- ❑ Perimeter plaster cornice moulding in living room.
- ❑ Wooden beam and plank ceiling in top-floor bedroom of duplex apartments.

## **FLOOR COVERINGS**

- ❑ Terra-cotta tiles, 30x30, in kitchen and washroom.
- ❑ Red "Alicante" marble, 30x30, in master bath.
- ❑ In 3-bathroom apartments: White marble matching countertop in one bath; terra-cotta tiles, 30x30, in the other.
- ❑ Natural clay tiles in common areas.
- ❑ "Parador" marble, cream-coloured, 40x40, in the rest of the apartment with baseboard of contrasting colour in living room.
- ❑ Rustic terra-cotta tiles, 30x30, on terraces.

## **WALL TILES**

- ❑ Ceramic tiles, 20x20, with trim edging between kitchen cabinets.
- ❑ "Parador" marble wall tiles, 15x15, with upper and lower trim pieces of red "Alicante" marble forming a 1.25 m high skirting in master bath.
- ❑ In 3-bathroom apartments: yellow "Triana" marble wall tiles, 60x40, in one bathroom; ceramic wall tiles, 20x20 or 15x15, with a 1.25 m high skirting with baseboard and trim pieces in the other.
- ❑ Marble countertop in all bathrooms.
- ❑ Mirror over countertop in all bathrooms.

## **PAINTING**

- ❑ Exterior surfaces painted flat-white with top-quality plastic paint, Acriton brand or similar.
- ❑ All interior surfaces painted in vanilla with plastic paint.

## **EXTERIOR CARPENTRY**

- ❑ Exterior fittings in white-lacquered aluminium, manufactured by Technal with Climalit glazing.
- ❑ Aluminium shutters in bedrooms.

## **INTERIOR CARPENTRY**

- ❑ Entry door of varnished wood with staves on one side, leaf section of 58 mm thickness, damp-proof seals, built-in guillotine-type locking system in lower section, anti-lift hinges, 3-bolt security lock and top-quality fittings.
- ❑ Interior doors of varnished wood with moulding. Overlapping panel construction of 45 mm thickness, solid wood frame and top-quality security fittings.
- ❑ Wardrobes: Interior fitted with birch lining with shelves, shoe rack, and clothing rod.
- ❑ Bathroom cabinet under countertop of varnished wood, hinged doors of 1 cm square latticework, middle and lower shelves of white plastic.
- ❑ Wooden buffet with hinged doors between kitchen and dining room.
- ❑ Wooden pergola on terraces.

## **KITCHEN**

- ❑ Completely equipped kitchen with granite countertops.
- ❑ Appliances: Washing machine, dryer, dishwasher, oven, electric cooktop, extractor, and refrigerator, all of a top-quality, national brand.

## **ELECTRICAL**

- Electrical installations in compliance with standards and regulations for low-tension and suited to the needs of each unit.
- Light switches by Niessen or comparable brand.
- Alarm system pre-installation.

## **PLUMBING**

- Provision of hot and cold water by copper pipe protected with Armaflex type insulation and ventilation.
- Individual hot water by hot water heater of 150 or 200 L capacity installed in washroom.
- Water tap on terraces.
- Drip type automatic watering system for gardens with centralized, programmer.

## **SANITARY APPLIANCES**

- Steel bathtub with white enamel finish with hand grips from Bellavista, model Elsa.
- Twin-jet, air/water hydro massage system in steel bathtub with white enamel finish and hand grips in master bath.
- Other appliances in white from Bellavista, Arcadia model.
- Hans Grohe mixing taps.
- Shut-off valve in every unit.

## **AIR-CONDITIONING**

- Heat-pump air-conditioning system, winter/summer, by means of fancoils and individual control in each unit.
- In-floor heating in all bathrooms.

## **TV AND TELEPHONE**

- Conventional aerial for VHF and FM.
- Satellite reception via parabolic dish.
- TV and telephone connections in living room and bedrooms.

## **GARAGE**

- Concrete floor with finish in quartz colour.
- Automatic fire-detection system.
- Fire extinguishing system.
- Remote-controlled garage door.

## **SAFE**

- Built-in, wall-mounted safe.

## **NOTE**

These specifications are intended for descriptive purposes only and are subject to modification for technical or administrative reasons, however, with no reduction in quality.