



# QUALITY SPECIFICATIONS



THE SANCTUARY VILLAS II  
EL CAMPANARIO



## INDEX

Foundations and structure	3
Façade, interior partition walls and ceilings	3
Insulation and waterproofing	3
Cladding, floor and wall tiles	4
Wood carpentry	5
Aluminum and metal carpentry	5
Plumbing and sanitary fitting	5
Electricity lighting	6
Special installations	6
Air conditioning, A.C.S.	6
Paintwork and miscellaneous	7
Swimming pool	7
Interior urbanization	7
Kitchen	8

## **Foundations and structure**

Sub-base of foundations made by means of pebbles and compacted gravel.

Foundation by means of reinforced concrete slab, HA-25, with a 40 cm. edge.

Walls in basement HA-25, 25 cm. thick.

Structure formed by metal pillars and HA-25, waffle slabs of HA-25 of 30 cm. edge and areas of solid slabs of HA-25 of.

Metal structure for the formation of the interior staircase.

15 cm. Thick HA-25 floor slab in the terrace area next to the swimming pool.

## **Façade, interior partition walls and ceilings**

Exterior enclosures formed by factory (FCA) of perforated brick of 12 cm. of thickness, waterproof cement mortar for the interior and self-supporting galvanized lining of 70 mm of thickness plus two plates of laminated plaster 12.5+12.5 mm of thickness, in humid zones they will be waterproofed.

Interior partition walls formed by 70 mm. thick galvanized self-supporting structure and two 12.5+12.5 mm. thick laminated plasterboards on both sides, in damp areas they will be waterproofed.

Continuous laminated plasterboard ceiling made up of a load-bearing structure fixed to the slab and 12.5 mm thick laminated plasterboard, waterproofed in damp areas.

## **Insulation and waterproofing**

Exterior waterproofing of basement walls formed by elastomeric waterproofing sheet welded to the brick wall and drainage sheet with geotextile.

Thermo-acoustic insulation with 60mm thick isover Acustilaine 70 mineral panel inside the wall linings and interior.

Waterproofing of roof covering for solar roofing formed by thermal insulation of extruded polystyrene of 30 mm thickness, mortar flooring with arlite, waterproofing with two sheets of elastomeric bitumen of 3 and 4 kg/m<sup>2</sup>.

Waterproofing of inverted non-trafficable covering formed by pending of mortar lightened with arlite, waterproofing with two sheets of elastomeric bitumen 3 and 4 kg/m<sup>2</sup>, geotextile and thermal insulation.

## **Cladding, floor and wall tiles**

Exterior façade cladding consisting of waterproof, sprayable cement mortar layer.

Rendering M-5 chambers + waterproof additive.

Recrecting flooring of 3 cm thick with coarse sand.

Self-leveling cement mortar base for radiant floors.

Self-leveling cement mortar bed.

70x70 cm porcelain ceramic tile interior flooring received with adhesive prior to self-leveling mortar base on ground.

Interior laminate vinyl flooring imitation wood click system on self-leveling mortar base on upper floor.

Exterior imitation wood-look porcelain tile flooring received with adhesive on porch and terraces.

Interior cladding on vertical surfaces in porcelain stoneware tile received with adhesive in wet areas of showers.

Exterior wall cladding on vertical surfaces using porcelain stoneware imitating wood, received with adhesive on.

Interior steps covered with oak wood and exterior steps with non-slip ceramic tiles.

### **Wood carpentry**

Exterior entrance front made of metal framework and double iroko wood panel with a total thickness of 10 cm, pivoting door of 120x265 cm and the rest fixed.

Interior hinged and/or sliding doors made of MDF board lacquered in white, width 82.5-72.5 cm and maximum height 240 cm. The sliding doors will be on a galvanized metal frame.

Modular wardrobes with sliding panels lined inside with shelves, dividers, drawer units and hanging rails (included en 3 bedrooms).

Interior lining of dressing room with total dimensions 285x150 cm with laminated boards, drawer units, shoe cabinet, etc.

### **Aluminum and metal carpentry**

Exterior carpentry in anodised aluminum in black colour with thermal bridge break and double glazing, being the exterior of low thermal emissivity of 4 to 6 mm thick and the interior acoustic of 4+4 mm.

8 mm thick laminated glass balustrade on the upper floor terrace.

Fixed wall of laminar glass with hidden U profiles of 270 mm.

6 mm thick laminated glass balustrade inside staircase.

## Plumbing and sanitary fitting

Pre-installation of water meter for potable water.

Dropson electronic water softener or similar.

Aquacompact 2000 liters compact pressure group or similar.

Interior piping of the whole house in multilayer cross-linked polyethylene, heat-insulated with a pipe fitting. Soundproofing PVC drainpipes and downpipes.

Sanitary ware of porcelain sanitary ware brand Roca or similar with Ramon Soler or similar taps. The toilets will be suspended.

Flat resin shower trays, hidronature or similar brand and taps by Ramón Soler or similar.

Acrylic bathtub hidronature mod. Ayora or similar faucet.

## Electricity lighting

Protection and metering box in plot enclosure.

Individual three-phase single pole RZ1-K cables (halogen-free).

Interior housing distribution network with halogen-free ESO7ZI-K wiring, general protection panel according to.

Interior mechanisms Niessen brand Olas model or similar with intensity regulator in some rooms according to electricity plan.

Electric vehicle recharging station located in the parking area.

Interior recessed led luminaires C4 model play or similar.

Exterior luminaires Osram brand Aqualed model or similar.

Led lighting of stair steps 35x24 mm.

Led house IP65 diameter 13 mm in ceilings according to plans.

Emergency luminaire of 70 lumens according to plans.

Outdoor beacon in gardens according to plans.

### **Special installations**

Individual colour video intercom.

### **Air conditioning, A.C.S.**

Air conditioning hot-cold air-air conditioning system by means of inverter heat pump by conducts, with three zones (basement, ground floor and ground floor) throughout the house except in bathrooms and installations room.

Underfloor heating system and domestic hot water production by aerothermics.

### **Paintwork and miscellaneous**

Elastic waterproofing acrylic paint, Isaval, Isacrilic or similar.

Plastic paint with smooth texture in the interior of the house in white.

Fire extinguisher powder ABC 6 kg next to the parking lot.

Extinguisher CO2 2 kg in the machine room.

Mirrors in bathrooms.

Kassandra or similar screens in showers, modelo Xenia and in bathtub, model Fresh..

## Swimming pool

Gunitite concrete swimming pool, interior dimensions 3.80x9 meters, maximum depth 1.40 meters, interior lined with porcelain stoneware, with 2 underwater spotlights, installation of underground swimming pool purification system with salt chlorinator.

Supply and installation of artificial stone shower tray and stainless steel shower.

Fountain on external wall in semi basement.

## Interior urbanization

Enclosure of the plot with white painted façade with metallic lattices.

Continuous printed concrete paving on perimeter pavement and car park.

Automated folding sliding garage door.

Metal pedestrian gate.

Galvanized and plasticised electro-welded rigid fence in green and 1.50 meter high on side dividing walls.

Natural grass, decorative plants, decorative stone covering and pine bark in garden areas.

Installation of automatic sprinkler irrigation in gardens and drip irrigation in garden areas.

## Kitchen

Kitchen units according to design, Ella model without handle, laminate worktop with 4 cm width.

Sink and tap, Whirlpool or similar appliances: oven, induction cooker, fridge freezer, extractor, dishwasher. Washing machine and dryer not included.