

LIFE3



QUALITY SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

Foundations according to geotechnical study.
Structure calculated according to «Structural Safety» building code (CTE). Reinforced concrete structure for foundations, walls, beams, slabs and pillars.

Analysis, supervision and monitoring by an independent Technical Control Body (TCB).

FAÇADE

Façade consisting of a combination of ceramic cladding elements and continuous “monolayer” type cladding on brick masonry with thermal insulation according to building code and lined laminated insulated plasterboard. Terrace railings made from a combination of blind elements and safety glass.

ROOF

Non-walkable flat roof with gravel finish, dual waterproofing bituminous layers and thermal insulation, according to building code. Walkable flat roof thermally insulated and waterproofed on attic terraces finished with non-slip outdoor stoneware.

PARTITIONING AND INSULATION

Interior partitions using a laminated plasterboard system, with dual sheets and insulation according to building code, except for bathrooms and kitchens where a single sheet will be used to be covered with ceramic tiles on the wet room side.

Acoustic insulation to shield from impacts on slabs in living areas. Thermal and acoustic insulation complying with current regulations. Thermal insulation on terrace floors and flat floors that are over unheated areas according to building code.TE.

EXTERNAL WOODWORK

Windows and exterior doors of lacquered aluminium profiles, with adjustable ventilation system according to building code and with Thermal Break (TB) reducing energy losses and helping to improve thermal insulation.

CLIMALIT type double glazing with dry air chamber with aluminium separator profile and sealed around the outside. In the living-dining room, the glass will have an anti-break-in treatment.

Opening and closing of windows by means of a tilt-and-turn system and sliding or folding doors depending on the project. Lacquered aluminium roller shutters with injected insulation in bedrooms, with motorised shutters in the master bedroom. Roller blind in the living room.



INTERIOR WOODWORK

Armoured main door to the home with a 3-point security lock, stainless steel handle, wide-angle peephole, exterior finish to be defined by the DF and white finish on the interior to match the internal doors. Internal doors with a solid core and lacquered in white (if replaced by a built-in casonetto type sliding door, this will not be glazed). Chrome-plated handles and fittings.

BLOCK-type lined built-in wardrobes, with drop-leaf doors, unless otherwise indicated, finished in white to match the internal doors, interior finish of textile-finish melamine and with an interior arrangement with a shelf for luggage, a hanging rail and a drawer unit per bedroom.

LIFTS

The building has energy-saving lifts. Internal presence detector to optimise electricity use. Stopping at floors with flats and going directly down to garage floors by means of descent selection mechanism with restricted access. Interior finish with flooring similar to that of the entrance hall, using fine, high quality materials. Lift doors and doors on each floor in stainless steel.

FLOORING

General flooring of the flat in porcelain stoneware with several models to choose from for each client.
White lacquered wooden skirting

COATINGS AND FALSE CEILINGS

Wet rooms tiled up to the ceiling with Top Quality stoneware tiles. False ceiling in wet rooms and corridors and in the rest of the flat. Hatch access could be made for possible installation and maintenance of air conditioning equipment in secondary bathroom.

Smooth washable emulsion paint in a light colour on walls and ceilings of flats. Smooth washable emulsion paint on walls and ceilings of floor landings and doorway ceiling. Smooth emulsion paint in stair areas and smooth coating in storage rooms and garage.

KITCHEN FURNITURE AND FITTINGS

High-capacity wall units with water-repellent interiors and a hidden handle, the wall units reaching to the ceiling and base units of the same material with a plinth on the floor, the doors in a high-gloss white finish, with soft-close drawers. COMPAC type or similar countertop and stainless steel sink.

Fitted induction hob, multi-function oven, built-in microwave, decorative hood, fridge/freezer and BOSCH or similar brand dishwasher. HANSGROHE or similar chrome mixer taps.

PLUMBING AND BATHROOM FITTINGS

Hot and cold water installations, according to regulations. Soundproofed downpipes with PVC drainpipes. ROCA brand or similar toilets in white, with dual flush system in toilets.

HANSGROHE or similar chrome mixer taps in bathroom and toilet with built-in aerators, reducing water use. The bath and shower have thermostatic taps. Built-in double washbasin in main bathroom of "Mineral Solid" type on white lacquered cabinet. Shower trays of "Mineral Solid" type and baths in white of ROCA brand or similar.

Tempered glass shower enclosure installed in bathrooms with a shower. Water outlets on main terrace. Hot and cold water supplies for hot and cold water inlets, as well as drainage for dishwasher in kitchen and for washing machine. Backlit mirror in both bathrooms.

HEATING AND HOT WATER INSTALLATION

Heating provided by underfloor heating and air conditioning through ducts, both through an air source heat pump system. The system provides considerable energy savings compared to a heat pump due to its high performance. Hot water is also provided by air source heat pump through a hot water tank.

In bathrooms, independent electric underfloor heating installation with an ignition mechanism and temperature regulation in each bathroom, which guarantees a quick system start-up for a greater feeling of comfort and optimisation of energy consumption.



ELECTRICITY AND TELECOMMUNICATIONS FITTINGS

Top quality electrical equipment, SCHNEIDER brand D-LIFE series or similar. TEGUI brand or similar video intercom. Electrical installation according to current regulations. Optical fibre in telecommunications system, with RJ45 type sockets in bedrooms, living room and kitchen, enabling internet connection in these rooms. TV and telephone sockets in all bedrooms, living room and kitchen. TV socket on terraces.

ENTRANCE DOORWAYS, STAIRS, ESTATE AND GARDENS

Entrance doorway and common areas of living area internally decorated with porcelain, wallpaper and fine materials. LED lighting with automatic switches with presence detectors in common areas and entrance doorway.

Provision of multi-purpose room with gym, kitchen, children's area. Pool for community use with gastrobar. Extensive free recreation areas with designer gardens. Access to all common facilities (estate, entrance doorway, gym and social spaces) through a single programmable key.

BASEMENT FLOORS. GARAGES

Direct access to the garage from the flat floors by means of a descent selection mechanism with restricted access. Signage for the passage of vehicles on the ground. Automatic entrance/exit gate to the garage with remote control opening and cylinder lock with a programmable key.

Automatic entrance of vehicles to the garage floor. The garages will be equipped with a fire detection and protection system and a ventilation installation according to regulations. Pre-installation of socket for charging electric cars according to regulations.

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