

TECHNICAL SPECIFICATIONS

Mediterranean Heights

“Gozalquilar”

C/ Nisperos, 20, Almería.

01 Mailbox.

02 Intercom.

03 Pre-installed air conditioning ducts.

04 Motorised garage door, with remote control.

05 Collective TV and FM parabolic antenna.

06 Swimming pool.

07 Hydromassage column in the shower and bathtub with hydromassage.

08 Bathroom partitions.

09 Countertop unit (C-type apartment)

1 Structure

Foundation

The foundation is fixed to reinforced concrete footings and hoops.

Vertical structure

Reinforced concrete pillars and walls.

Horizontal structure

Reinforced prefabricated beam slab, concrete vaults and concrete compression layer. Reinforced concrete staircase slabs.

2 Masonry

External enclosures

External enclosures with triple hollow brick half a foot thick, with non-finished, flat plaster coating; on the inside, air chamber with thermal insulation by rigid polyurethane foam manufactured on the premises, made by projection on the inside of the enclosure and double hollow brick partition. External enclosures of rooms with uncoated ceramic blocks.

Interior partition walls

Interior partition walls made of double hollow brick and perforated brick partition walls for the separation of dwellings.

3 Roofing

Roofing

Flat passable roof, finished with ceramic tiles, with a slope of 1.5% formed by a layer of aerated concrete, a layer of cement-poor levelling mortar of 2 cm thick, an asphalt sheet and a layer of mortar for protection.

The Management may modify or substitute, for good reasons, the indicated characteristics by other analogous or similar ones.

4 Flooring

Flooring and tiling

The walls of damp rooms of the dwellings will be coated with screeded plaster, then finished with ceramic tiles fixed with first quality cement glue.

Floors in bathrooms, toilets and kitchens of ceramic tiles; in the rest of the dwellings floating oak flooring and skirting boards of the same material will be installed. Terraces and laundry rooms with non-slip stoneware tiles.

Portal, housing distributors and stairs: granite flooring and skirting boards of 7 cm of the same material.

Internal staircase: steps in granite.

Window sills in white marble from Macael.

Coatings, rough plastering and plasterwork

In facades, coating with semi-lightened and water-repellent single-layer mortar in a fine finish and ceramic plating.

Interior coatings in general are decorated and plastered with plaster paste finish. False plaster ceiling in bathrooms and passageways.

The access portal to dwellings will be paved with granite and the rest up to the ceiling with plaster finish and plaster for the false ceilings in all common areas. The garage will be built with a concrete slab 20 cm thick and whose finish will be based on mechanical trowelling.

6 Carpentry

Doors

Lacquered and armoured entrance door to the dwelling, with hinges and device for locking with external key, slider, peephole and handle. Lacquered passageway doors, hinges and brass knob, with lock, in bathrooms and toilet.

Exterior

For exterior carpentry, in coloured lacquered aluminium and PVC roller blinds, with drum, mechanisms and accessories. The entrance doors and railings will be of the same material. Motorised garage access door.

5 Installations

Sanitation

The horizontal sanitation network will be implemented based on PVC collectors, hung from a semi-basement ceiling with special pieces of the same material.

Downpipes in PVC.

PVC siphon pot in bathrooms.

General recordable siphon casket.

The final discharge will be made into the general sewerage network.

Plumbing, sanitary equipment and faucets

Inner network of dwellings with independent diversions for cold and hot water. Sanitary hot water by means of an electric heater-accumulator with a capacity of 100 litres. The entire installation will be carried out using cold drawn copper pipes. Water connection and drainage for washing machines and dishwashers is foreseen. Individual drainage network consisting of PVC pipes with siphon pots or individual recordable siphons of the same material. PVC toilet hose.

Sanitary in glazed porcelain, soft colour. Single-lever faucet, with telephone shower in bathtub and shower.

Electricity

Electrical installation under plastic tube conduit, with quality mark mechanisms and with TV, FM and telephone socket, in accordance with current regulations. The whole installation is protected by copper cable. A protection device against electrical shunts and overcurrent is foreseen.

7 Paintwork

Paintwork

Stony paint on plastered wall of accredited brand.

On interior plaster walls, paint with smooth plasticized tempering.

On ceilings, paint with smooth plasticized tempering.

On wood carpentry, lacquered.

On iron metal carpentry, antioxidant minium paint with subsequent coat in enamel paint for iron.

5 Installations

Telephony

Lines are laid under corrugated flexible tube with registers, with sockets in rooms according to project.

Ventilation

Ventilation in bathrooms and toilets through windows or shunt ventilation ducts.

Fire protection

Mobile fire extinguishers, RF fire doors as well as the corresponding autonomous emergency evacuation lighting equipment will be installed on each floor.

Other installations

Lifts for four people places up and down to garage floor.

Layout of installations

According to project. The layout of the installations and location of the planned outlets may be modified during the execution of the works by the project management for technical reasons, without varying the number of outlets.

8 Windows

Windows

These will be made using colourless CLIMALIT type glass in exterior carpentry. In bathrooms, the exterior window glass will be translucent. Access doors to living-dining room and kitchen will have polished glass with matte finish without bevel.

Access doors to portals and railings will be made of laminated safety glass.

The Management may modify or substitute, for good reasons, the indicated characteristics by other analogous or similar ones.