

53 HOMES-1st PHASE. ALTO DE LOS MONTEROS
PLOT H

FOUNDATIONS AND STRUCTURE

Foundation and basement walls of reinforced concrete. Floor structure of reinforced concrete, with acoustic layer and mortar protective layer on the floors of the properties, according to the plans.

ROOF

Accessible flat roof or terrace, consisting, from inside to outside, of thermal insulation, slopes made from aerated concrete, a layer of protective mortar, vapour barrier of oxyasphalt paint applied on site and a double coat of waterproofing with reinforced frame, protective mortar layer and finished with ceramic tiles.

Non-accessible inverted roof, consisting, from inside to outside, of vapour barrier of oxyasphalt paint applied on site, slopes made from aerated concrete, a layer of protective mortar, a double of waterproofing, with reinforced frame, protective mortar layer, thermal insulation, geotextile filter and gravel layer.

OUTSIDE WALLS

Perforated brick to be rendered with mortar and painted or rendered according to plans. On the inside, polythene thermal-acoustic insulation sprayed on site, an insulation chamber and top quality dry brick dividing wall.

INTERNAL DIVIDING WALLS

Between properties. Sound-resistant brick rendered with top quality dry partition walling and thermal acoustic insulation. Between rooms, top quality dry dividing walls and thermal acoustic insulation. Between properties and shared areas, perforated brick rendered with mortar and thermal acoustic insulation on the inside.

INTERIOR WALL FINISHINGS

Ceilings covered with laminated plaster. Laminated plaster false ceilings in wet rooms and in various areas affected by installations. False ceiling with access hatch where the air-conditioning machinery is located. Decorative mouldings in living room and curtain moulding in bedrooms.

Smooth plastic paint on walls and ceilings.

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INTERIOR FLOORING

Porcelain ceramic floor tiles by Grupo KERABEN or similar. In wet rooms and laundry rooms, non-slip stoneware floor tiles by Grupo KERABEN or similar. Non-slip stoneware tiles by Grupo keraben or similar. Marble tiles on stairways in common areas.

EXTERIOR FLOORING

Stoneware floor tiles according to the plans to be chosen by the Project Management.

WALL TILES

Kitchen Wall tiles between counter and hight furnitures, bathrooms and toilets, tiled with top quality tiles by Grupo KERABEN or similar and smooth plastic paint according to the design of the Project Management.

BATHROOM FITTINGS AND TAPS

Bathroom fittings by VILLEROY BOCH, NOKEN GRUPO PORCELANOSA or similar in white glazed porcelain and top-quality mixer taps.

INTERIOR CARPENTRY

Security entrance doors with internal steel plate and security lock.

Interior doors lacquered in white with handles for opening. Wardrobes with hinged or sliding doors according to plans.

Fitted wardrobes in bedrooms matching the room doors, lined internally and with a separating shelf and hanging rail.

EXTERIOR CARPENTRY

Extruded aluminium frames, sliding or hinged, depending on the case, with TECHNAL or similar thermal bridge break, double glazed and insulation air-chamber, CLIMALIT type or similar. Air-entry openings for ventilation. Aluminium roller blinds with thermal insulation in bedrooms.

MISCELLANEOUS EQUIPMENT

Video Answerphone installed in each property.

Street level covered carparks.

Aerothermal system heat pump for production of hot water for bathrooms and an air-conditioning system. Mechanical ventilation system in kitchens, bathrooms and toilets according to Technical Building Code.

Electrical installation in the property installed according to the Low-Voltage Electrical and Technical Regulations, with top quality switches and plugs.

TV and LF according to regulations on telecommunications infrastructure.

Top quality elevators with automatic doors and adapted for disabled users.

Mailboxes according to Post Office regulations.

Fitted kitchen with washing machine, dishwasher, refrigerator, hob, electric oven, sink, extractor unit and microwave. Mirrors in bathrooms. Shower screen.

Swimming pool and Community gardens

THESE QUALITIES MAY BE MODIFIED BY MANAGEMENT DURING THE WORKS AND MAY BE REPLACED BY OTHERS SIMILAR WITHOUT A DECREASE IN THE INITIALLY ESTIMATED.

Sevilla, 28th of May 2019.

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