

# LA FINCA de J A S M I N E

## LA FINCA DE JASMINE

### QUALITY SPECIFICATIONS

*JUNE V.4 2021*

#### FOUNDATION

- Reinforced concrete foundation with tie beams.
- Concrete slab according to typology.

#### STRUCTURE

According to the details of the project structure:

- Reinforced concrete, one-way slab.
- Reinforced concrete waffle slab with steel/concrete pillars and beams.

#### ROOF

- Inverted flat roof with double waterproofing layer and high-density insulation protected with gravel in no transitable areas and finished with ceramic tiles on terraces.

#### EXTERIOR WALLS AND SURFACE

- Exterior face consisting of two layers: exterior layer, made of ceramic brick with insulation of projected polyurethane or similar, interior face finished with double laminated gypsum board and mineral wool insulation.
- Exterior renders with damp proof cement mortar and/or natural stone cladding according to the building type.

#### INTERIOR WALLS AND SURFACES

- Interior divisions of the house with self-supporting framing partitions and laminated gypsum boards (13+13mm in both sides), including insulation of mineral wool or similar. Plastic paint, color to be defined by DF.

#### FLOOR TILES

- Ceramic porcelain 90x90cm.

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## WALL TILES

- Floor to ceiling Ceramic, according to Project specifications.

## KITCHEN

- Fully equipped with Siemens appliances.
- Ceramic work surface, according to the building type.

## EXTERIOR CARPENTRY

- Aluminum carpentry, profiles by Cortizo or similar.
- Sliding doors and Windows with thermal break and double glazing according to Project specifications.

## INTERIOR CARPENTRY

- Front door: Pivot security system, Iroko finish.
- Interior doors: White smooth lacquered wood with concealed hinges.
- Wardrobes: White lacquered wood.

## GARDENS AND DIVISIONS

- Division with galvanized mesh and/or “vegetation screen” according to type and location.
- Finished gardens equipped with automated irrigation systems.
- Retaining walls between plots with exposed reinforced concrete or stone, according to the specifications of the design.

## SWIMMING POOL

- Reinforced concrete structure, waterproofed.
- Sukabumi colour porcelain tiling – 60x30cm - and pool perimeter with non-slip ceramic surround.

## SANITATION

- System separating rainwater and wastewater.

## ELECTRICITY

- Electrical switches and sockets JUNG or similar.

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#### HEATING AND AIR CONDITIONING

- Air conditioning with heat pump (inverter system) and cooling via concealed ducts and independent control in each room.
- Underfloor heating by water via heat pump with individual control by zone apart from bathrooms where there is an underfloor electric heating system with independent control.

#### SANITARY WARE AND TAPS

- Bathroom fittings by Villeroy & Boch and taps by Grohe or another leading brand.

#### OTHER EQUIPMENT

- Fermax Smile video entry system or similar.
- Preinstallation for a charging point at the parking space.

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