

VILLAS ALANA

QUALITY LIST

FOUNDATIONS AND STRUCTURE.

The foundations will be made of reinforced concrete slabs and the perimeter soil containment of the basement and english patios, by reinforced concrete wall in accordance with the geotechnical study and a slab.

basement and English patios, using a reinforced concrete wall in accordance with the geotechnical study and reinforced concrete waffle slabs and solid slabs on the floors and slab as approved by Real Decreto 470/2021 of 29 June 2021.

FACADES

From the outside to the inside, the enclosure will be formed by an outer sheet of natural stone cladding, "Caliza Olivillo", 30xfree length plus a horizontal gap, with a honed finish.

"quality", "Caliza Olivillo", 30xfree length plus horizontal gap, honed finish, light cream matt colour with natural veining, 2 cm thick, with mechanical anchoring to the support and in cases

2 cm thick, with mechanical anchoring to the substrate and, in specific cases, Durivillo porcelain stone cladding, 2 cm thick.

in specific cases, Durstone Oxford TECA porcelain tile cladding or similar, double-glued using

Cement glue S2 D2, on solid brick partition wall and double thermal insulation made up of special polyurethane foam projection

of special fire-resistant polyurethane foam and mineral wool panels in the cavity and self-supporting interior plasterboard lining.

The interior self-supporting laminated plasterboard lining maximises thermal-acoustic comfort and energy savings.

On the reinforced concrete slab fronts, ventilated façade with concealed aluminium battens, with porcelain stoneware cladding.

aluminium, with 6 mm thick large-format porcelain tile cladding, with open joint.

EXTERNAL FENCING

Opaque part; fencing and fronts of interior plot (set of heights) clad by exterior sheet of cladding.

natural stone "top quality", "Caliza Caliza Olivillo" of 30xfree length plus horizontal interlayer,

2 cm thick, matt light cream coloured honed finish with natural veining, double glued with cement-glue S2

using cement glue S2 D2, on concrete block partition wall or reinforced concrete wall.

Non-opaque part; Ral 7016 grey lacquered aluminium frames, with openings at 50%, according to infographics.

INTERIOR PARTITION WALLS

The interior distribution partition walls of the house will be made of double 1.3 cm plasterboard,

laminated with a mineral wool insulation system on the inside to improve acoustic comfort.

FALSE CEILINGS

False ceilings will be installed throughout the house using a normal laminated plaster system and special green type for wet areas with approved registers to the ceiling, when it is necessary to leave spaces for maintenance.

In bathrooms and toilets; in the perimeter of the room, a strip of special dampness laminated plaster will be installed, painted

and for registration for access to installations; the rest of the central part will be made by means of U-shaped profiles in special dampness

profiles made of special lacquered aluminium. Colours to be chosen by the project architect.

FLOORING

The general flooring of the house will be porcelain stoneware imitating wood, type C1, high use or higher, and ceramic or natural Quartz skirting board compacted with "Silestone type" resins or equivalent, smooth to match the interior carpentry.

matching the interior carpentry, in the kitchen area flooring type C1-C2.

In the bathrooms, high quality rectified porcelain stoneware flooring type C1-C2 will be laid.

In interior staircases, high quality rectified porcelain stoneware flooring of the Durstone brand or similar will be laid using special pieces.

Durstone or similar using special pieces, type C3 finish.

On terraces, non-slip paving type C3 of high quality rectified porcelain stoneware of the Durstone brand or similar, using special pieces, colour to be chosen by the client.

or similar by means of special pieces, colour to be chosen by the Architect drawing up the project.

In the basement for non-residential uses, finished with "Industrial Effect" polished screed. Various options will be proposed as part of the personalisation programme for the house.

INTERIOR COVERINGS (walls)

Smooth plastic paint will be used on walls and ceilings, with soft colours on vertical surfaces and white on horizontal surfaces, as indicated in the project.

horizontal walls, as indicated in the project.

In bathrooms and kitchen, tiling with high quality rectified porcelain stoneware tiles, Durstone brand or similar, using special pieces.

Durstone or similar using special pieces, type C3 finish, as indicated in the project.

In the laundry room, tiling with white paste ceramic cladding in matt white 30x60 format or similar.

Various options of ceramic tiling and paint will be proposed within the programme of personalisation of the house.

EXTERIOR CARPENTRY.

Entrance door with security anchorages, integrated in the façade enclosure.

The windows will be made of anodised or texturised lacquered aluminium with thermal bridge break.

Blinds of slats in extruded security aluminium type PM-45 and in the PS-80 hall, both from Giménez Ganga, for greater security.

Giménez Ganga, for greater security and solar control, they will be fitted with an electric opening and closing system, both inside and outside.

interior and exterior.

The glazing will be double glazing with solar control and low emissivity, with thermo-acoustic chamber, to contribute to the adequate thermal and acoustic insulation.

contribute to adequate thermal and acoustic insulation.

INTERIOR CARPENTRY

Blind interior doors with lacquered finish, with condemnation in the main bedroom and secondary bathroom.

The wardrobes will have modular built-in wardrobes with lacquered overlapping hinged panels, lined and illuminated on the inside.

lined and internally illuminated.

Various interior carpentry finishing options will be proposed as part of the personalisation programme of the house.

PLUMBING AND DRAINAGE

The plumbing installation will be carried out with thermally welded PPR pipes, with stopcocks in each wet room and an earth connection system in each tap, with domestic hot water recirculation.

and an earth connection system for each tap, with domestic hot water recirculation.

TAPS AND SANITARY WARE.

Mixer taps straight design, in main bathroom thermostatic rain effect column and directional head, and in secondary bathrooms thermostatic shower, HANSGROHE or similar.

directional head, and in secondary bathrooms thermostatic shower, HANSGROHE brand or similar.

Shower tray made of resin with textured non-slip surface or with porcelain tile with open joints technical system, on waterproofing system.

open-joint technical system, on Schluter type waterproofing system or equivalent.

Easyclean/antical shower screen, washbasin unit and mirror in main bathroom.

In secondary bathrooms, washbasin with semi-pedestal, screen and mirror.

White sanitary ware, VILLEROY AND BOCH, ROCA or similar, with cushioned drop.

AIR-CONDITIONING AND HOT WATER.

Underfloor heating installation and domestic hot water production will be carried out with the following system , Aerothermal system.

Cold air-conditioning installation (possible emission of cold and heat) by VRF/heat pump system.

ELECTRICITY AND TELECOMMUNICATIONS

Inverter high efficiency A+ Mitsubishi or similar, with ecological refrigerant and air distribution by means of Climaver Net type ducts.

Ducts type Climaver Net, and regulation by means of programmable digital thermostat in each passenger compartment, with AirZone system or equivalent.

Air renewal system according to CTE with heat exchanger/heat recovery.

The electrical installation according to REBT with three-phase electrification grade (9,8 Kw) with independent circuits for air conditioning, washing machine/heater, lighting, kitchen/oven, power sockets and

independent circuits for air-conditioning, washing machine/heater, lighting, cooker/oven, general sockets and wet room sockets, and protection and sockets in wet rooms, and protection ITC-27, 2.2 REBT 2002.

The mechanisms throughout the house will be grey Ral 7016 textured SIMON, JUNG, GIRA or similar.

Automatic video entry system with terminal in staircase, one per floor.

The telecommunications installation according to the regulations of common telecommunications infrastructures, with installation of antenna for TDT and communal satellite dish (Subcomplex 15 houses).

EXTERIOR LIGHTING.

In the house, LED strip lighting will be installed in contours at 4.5 w/ml and living room lighting with a 4 cm wide LED strip with a power of 10.5 w/ml, with a light temperature of 4000 degrees Celsius and a power of 10.5 w/ml. of 4 cm wide LEDs with a power of 10.5 w/ml, with a light temperature of 4000 degrees Kelvin. In the interior walls of the plot fencing, a 5*50 cm LED line with a light temperature of 4000 degrees Kelvin will be placed around the perimeter every 5 metres. of 5*50 cm with a light temperature of 4000 Degrees Kelvin.

SWIMMING POOL.

Two swimming pools will be installed, one overflowing on the ground floor and the other with skimmers on the terrace floor. The lining of the pools will be of high quality rectified porcelain stoneware of the Le Blanc de Durstone brand or similar, matte finish, as indicated in the project.

The house will have a private swimming pool on the terrace, with dimensions according to the commercial plan, with a saline chlorination system, self-cleaning and lighting by RGB spotlights.

KITCHEN

Kitchen according to project images with BOSCH electrical appliances. QUOOKER kitchen tap.

GARDEN

Garden with species and sizes according to infographics, automated irrigation with electrovalves and self watering.

HOME AUTOMATION

Basic KNX domotics will be installed to control air-conditioning and lighting.

BASEMENT

The basement is delivered with a laundry room and a bathroom, aluminium sliding windows and floor finished with polished cement. polished cement floor.

OTHER INSTALLATIONS.

The properties have pre-installation for lift/elevator. Exterior barbecue built into the façade with refractory brick and wood store at the bottom.