

SWAN VILLA – URB. HOYA DE LOS PATOS (BUSSOT)

STANDARDS MEMORY

FOUNDATIONS & STRUCTURE

Foundations and Structure of reinforced. Air camera (minimum 60 cm) in "Forjado Sanitario", included asphalt film on the Wall suport. In cumpliment of CTE (Código Técnico de la Edificación).

FACADE & WALLS

External walls with double partition with bricks of 11 cm thickness, layer of cement plasta of 1,5 cm thickness and isolation with polystyrene panels of 6 cm thickness, the internal wall with 7 cm thickness bricks, and yeso plasta of 1,5 thickness in cumpliment of CTE (Código Técnico de la Edificación).

Internal walls with bricks of 7 cm thickness finshing with yeso plasta of 1,5 cm thickness in bedrooms and living room, and tiling in bathrooms and kitchen.

ROOF

Walkable flat roof, with thermal insulation with 6 cm extruded polystyrene panels and waterproofing with asphalt sheet finished with ceramic non-slip grids, according to CTE.

FLOORING & TILING

Ceramic stoneware flooring to choose, with skirting board of the same material. Ceramic stoneware anti-slip on outdoor solarium floors, according to CTE.

Ceramic tiles to choose for kitchen and bathroom tiling, according to CTE.

Interior staircase stepped by artificial stone type silestone or similar material.

EXTERNAL CARPENTRY

Armored door for access to security housing with 3 closing points, Dierre brand or similar.

Doors and windows in gray lacquered aluminum RAL 7016, CORTIZO brand or equivalent, with double glazing 3 + 3/6/4, all with thermal aluminum shutters, motorized blinds in the carpentry of living room and master bedroom, according to CTE.

Exterior door to access the plot by means of lacquered profiles thermo-lacquered in white and according to model in the show house.

INTERNAL CARPENTRY

Interior doors of DM lacquered in white, with milling according to design in the show house, white lacquered flashing, handle with magnetic closure. Sliding doors according to optional address.

Interior cabinets with sliding doors in white lacquered DM, with textile lined interior, with remote drawers and clothes rack, according to design in the show house.

SWAN VILLA – URB. HOYA DE LOS PATOS (BUSSOT)

PLUMBERING, DRAINS & ACS

Installation of hot and cold water plumbing with multilayer pipes, according the CTE, includes cut keys in all wet rooms and general cutting key of the house.

Sanitary ware of 1st quality porcelain, including toilet, washbasin cabinet, mirror and wall lamp, white resin shower tray with non-slip treatment. Shower screen with transparent safety glass.

Air heater for ACS (Water Sanitary Client) of the Ariston brand Nuos model of 110 L or equivalent brand / model, according the CTE in the matter of Energy Efficiency.

Water tap in solárium or plot to be choosen.

ELECTRICITY & TELECOMUNICATIONS

Installation of electricity in accordance with the Low Voltage Electrotechnical Regulation, General Control and Protection Panel, 7 independent circuits. Mechanisms of the Simón brand or equivalent.

TV sockets in all bedrooms and living room, antenna for DTT. Fiber optic throughout the house until the access to the plot.

Intercom for calling / opening the access door to the plot, Fermax brand or equivalent.

CLIMATIZATION

Pre-installation of air conditioning with fiber ducts including grilles in bedrooms and living room, with independent pre-installation by levels.

Installation of electric underfloor heating in bathrooms.

PAINTING & FINISHING

Smooth matte white paint on walls and ceilings, on plaster projected in good view. Smooth and / or removable plaster ceiling in facilities and bathrooms.

KITCHEN

Kitchen furniture with doors lacquered in white gloss, with brake system in doors. Silestone kitchen bench or equivalent with a variety of colors to choose from.

Appliances that include: refrigerator, oven-vitro-extractor hood, 45 cm dishwasher and 5 kg washing machine.

PLOT URBANIZATION FINISHING

Plot wall with ceramic bricks plastered with white monolayer mortar, safety glass on stainless steel profiles to be determined by the architect.

Paved plot with printed concrete, in diferent areas by the architect showed in proyect, with molds and colors to choosen.