

QUALITY SPECIFICATIONS

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Cadiz



FOUNDATION AND STRUCTURE

Reinforced concrete with bidirectional slabs according to current regulations.



FAÇADES

Façade enclosure based on brick masonry clad with rendering and paint on the exterior, interior thermal insulation, air chamber, lined with laminated plasterboard partitioning on the interior, fixed with metal profiles.

Protection of terraces with masonry parapets and glass railings with metal profiles, according to combination of façade design.



ROOFING

Non-trafficable inverted flat roof with gravel finish.

Walk-on roof finished with non-slip stoneware for exteriors.



EXTERIOR CARPENTRY

Exterior carpentry on metal frame in façade openings, with thermal break, between carpentry and glass for thermal and acoustic performance, according to regulations.

Blinds in bedrooms, made of PVC or aluminium slats with injected thermal insulation.

Double glazing with air chamber manufactured to high thermal and acoustic performance.



INTERIOR PARTITIONS

Interior partition walls of laminated plasterboard, with metal load-bearing structure and interior thermal-acoustic insulation.

Separation between dwellings formed by masonry partition walls and laminated plasterboard lining and thermal-acoustic insulation on both sides.

Separation between dwellings and communal areas formed by masonry partition walls, with plaster cladding on the outside and laminated plaster lining and interior thermal-acoustic insulation on the inside.



INTERIOR WOODWORK

Reinforced door for access to dwelling, white lacquered, security fittings, exterior handle and optical peephole.

Interior doors with flat door leaf with horizontal grooves (mezzanines), white lacquered finish, hanging hardware and handle.

Modular wardrobes, hinged or sliding depending on type, matching interior doors, melamine interior finish, luggage shelf and hanging rail.



PAINTS / DECORATION

Interior vertical walls of dwellings in smooth, soft-coloured plastic paint. Horizontal interior walls in smooth white plastic paint.



FLOOR AND WALL COVERINGS

Non-slip ceramic stoneware flooring throughout the house with white lacquered MDF skirting board.

Top quality ceramic tiling in bathrooms.

Smooth false ceiling in area where air conditioning ducts run. False ceiling in bathroom for installation of air-conditioning machinery. Interior machine register.



AIR CONDITIONING AND HOT WATER

Individualised aerothermal system for DHW.

Installation for air conditioning (hot-cold pump) by means of ducts with grilles in living room and bedrooms, with indoor and outdoor unit.



SANITARY FITTINGS AND TAPS

White vitrified porcelain sanitary ware.

Extra-flat shower in bathrooms. Thermostatic taps in main bathroom shower and mixer taps in secondary bathroom and washbasins.

Vanity unit with washbasin in main bathroom. Mirror in bathrooms. Taps on terraces.

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ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation in accordance with Low Voltage Electrotechnical Regulations. Telecommunications installation in the house (basic telephony and telecommunications) with sockets in living room, bedrooms, kitchen and terraces. Video intercom in accesses to urbanisation and intercom in doorways.



KITCHEN FURNISHINGS AND EQUIPMENT

Fitted kitchen with worktop and area between units made of compact material and equipped with electrical appliances, distribution according to type of dwelling. Appliances: refrigerator, dishwasher, electric oven, induction hob and extractor hood.

Stainless steel sink embedded in the worktop and mixer taps.



COMMON AREAS, URBANISATION AND MISCELLANEOUS

Fully enclosed and fenced residential complex.

Low consumption lighting in accesses, interior roads and gardens.

Outdoor communal swimming pool with night lighting system and saline chlorination.

Landscaped areas with lawns and tree and/or shrub species.

Gastroteca.

Security checkpoint at the entrance to the complex.

Parking for buggies.

Pre-installation of power in basements for charging electric vehicles in accordance with regulations.

Common areas in stoneware tiles/printed concrete paving or cobblestone.



PERSONALISATION OF HOMES*

Possibility of choosing between different options of finishes for the general flooring of the house, tiling and flooring in bathrooms and kitchen worktop.

* Choice deadline depending on the degree of completion of the work.



ENERGY RATING

This energy performance rating is for information purposes only and is provisional and subject to change at the design stage.

