



## **TECHNICAL SPECIFICATIONS RB01**

### **FOUNDATIONS AND STRUCTURE**

Foundations made of concrete slabs, reinforced concrete walls, structure and footings with beams and concrete arches.

### **DRAIN PIPE NETWORK**

Top-quality PVC conduits, with approved materials in accordance with local regulations and standards.

### **EXTERNAL WALLS**

Double wall made of 12cm brickwork with thermo-acoustic insulation air chamber made with projected polyurethane and brick cladding. Rendered external walls with its accredited certificate. Colour to be decided by the developer.

### **INTERNAL WALLS**

Ceramic brickwork 7cms thick.

### **INTERNAL CLADDING**

Internal cladding will be plaster, except on the ceiling of the corridors, kitchen and bathrooms (where it would be double ceiling with gypsum plaster instead). Angle filets will be in the corners.

### **INTERNAL FLOORING**

Porcelain or similar ceramic pavement floors. National top-quality 40x40cm or 50x50cm floor tiles throughout.

### **WALL TILING**

First-class ceramic tiles with red backing. Ornamental borders in bathroom and kitchen.

### **EXTERNAL CARPENTRY**

Top-quality thermo-lacquered aluminium, in general, sliding panels throughout the property. Coloured aluminium roller blinds with "mini" type louvers and boxed monobloc. Windows will be glazed with Climalit type 4/6/4 glass except on lower panels which will be Stadip type for security reasons.

Colour to be chosen by the architectural directors.

### **INTERIOR CARPENTRY**

Reinforced main entrance door with reinforced hinges, wide angle peep hole, 3 point security lock and brass handle. 72.5cm wide veneer interior doors, high quality and design handles and ironmongery. Built-in and lined wardrobes, 2,20 m high wardrobe doors.



### **SANITARY FITTING**

White vitrified porcelain. "Roca" brand or similar.

### **TAPS**

Top-quality national chromed lever taps. "Roca" brand or similar.

### **PLUMBING SPECIFICATIONS**

Heat insulated high quality copper piping, protected with "climaflex" type insulator or similar. Individual shut off valves for every sanitary fitting, and vitrified porcelain sink in the utility room. Installation in accordance with local regulations.

### **GAS INSTALLATION**

Gas installation, to the kitchen, according to regulations.

### **ELECTRICAL EQUIPMENT**

Spanish premium quality Simon type system or similar. Cabling, television and telephone points in the lounge-diner and in the bedrooms according to regulations. All installations made in accordance with the R.E.B.T. regulations (Low Tension Electric Regulations). Pre-installation for air extraction in the kitchen.

### **PAINTING**

Washable acrylic smooth finish throughout the interior. One primer coat and two lacquer coats on carpentry. On metallic items, an antioxidising varnish and two coats of satin finish enamel.

### **INSTALLATION OF AIR CONDITIONING**

Installation of air conditioning with heat pump, via ducts throughout the property according to regulations.

### **PRE-INSTALLATION OF HEATING**

Pre-installation of heating in accordance with local regulations, with a connection point per room, except for the lounge-dining room where there will be two points.

### **VARIOUS**

Fitted kitchen with oven, hob, extractor fan and white goods.

**Note:** The materials and installations mentioned above are an indication and not binding. The developer reserves the right to modify them based on esthetical or construction needs. These modifications will always be within the level of quality portrayed in this technical specification sheet.