

QUALITY SPECIFICATIONS

ALTOS REALES 2

STRUCTURE AND FOUNDATION

- The foundation consists of reinforced concrete slab embedded in a competent geotechnical level.
- The structural system consists of reinforced concrete perimeter walls in the basement, reinforced concrete pillars of rectangular and metallic sections, on which are supported slabs of waffle slabs.

FACADES - INTERIOR DIVISIONS

- Enclosures consisting of an exterior face of ½ foot thick perforated brick masonry, plastered inside and outside (e=2 and 1.5 cm) respectively, with air chamber and 3 cm thick projected polyurethane foam insulation and 50 kg/m³ density, and an interior face of 9 cm thick brick masonry, with M-5 type cement mortar.
- Interior divisions constituted by, perforated solid brick masonry, 1/2 foot thick on the inside, received with cement mortar type M-5.
- Interior divisions constituted by, brick factory of 1 foot of thickness of L.M.P. to cover, received with mortar of cement type M-5.
- Interior divisions consisting of double L.H.D. partition walls, 24x11.5x7 cm. thick, for cladding, received with M-5 type cement mortar.

PAINT

Interiors

- Smooth plastic paint, colors chosen according to decoration project, on interior vertical and horizontal surfaces, after preparation based on cleaning the substrate, a coat of acrylic primer for hardening and regularization of substrate absorption, a coat of plastic primer, plastering of defects, sanding and finishing with two coats of first quality smooth plastic.

Exteriors

- Smooth white acrylic paint on exterior vertical and horizontal surfaces, after preparation based on cleaning the substrate, a coat of Hidrofix acrylic primer and finishing in white acrylic paint with three coats, the first diluted 10 to 15% and the other two diluted a maximum of 5% with water. Measured on a continuous strip without deducting hollows. All according to detailed drawings and in accordance with the provisions of the CTE. Measured the executed surface completely finished

GLASS

- Safety glass wall, according to project details, 0.40 - 0.60 m high, glazing with multipact laminated safety glass composed of two 10+10.2 mm panes.
- Walkable glazing in English patios, 10+10 Lunarix -X, laminated and tempered, polished edges.

SANITATION

- Separate networks for rainwater and wastewater, Italsan, Tri plus model.
- Siphon traps in bathrooms and toilets (siphon in the rest of the elements).
- Jimten brand or similar soundproof PVC piping.
- Collectors: SN4 tile-type PVC pipe.
- Circular manholes and siphonic traps, inside P.V.C. housing, Jimten collector system.
- Outlet boxes: box with non-return valve at the mains outlet.
- Delivery manhole at the plot exit.

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ROOFS

- Flat walkable roof formed by: Perimeter row of lhd forming joint with perimeter parapets and in changes of slopes, with rounded brick edges, layer of lightened concrete of 10-12 cm. of average thickness with slopes to drains. Including execution of perimeter drainage gutters with floor finish, 3 cm. thick layer of M-5 cement mortar, waterproofing membrane. of thickness, ADHERED two-layer waterproofing membrane formed by asphalt primer, minimum 0.3-0.4 Kg/m², CURIDAN; asphalt sheet of SBS elastomeric bitumen, GLASDAN 30 P ELAST, adhered to the support with a blowtorch; asphalt sheet of SBS elastomeric bitumen, ESTERDAN 30 P ELAST, totally adhered to the previous one with a blowtorch, without coinciding joints; 150 g/m² geotextile separating layer, DANOFELT PY 150; extruded polystyrene XPS thermal insulation, waterproof, 60 mm, mechanical resistance over 3 Kg/cm², DANOPREN 40; 200 g/m² geotextile anti-puncture layer, DANOFELT PY 200. Protective mortar layer 6 cm thick. Ready for paved site.
- Flat non-trafficable landscaped roof, consisting of: 1 foot thick solid brick perimeter masonry, height s/planes, formation of slopes with lightened concrete of average thickness 10-12 cm, 3 cm thick mortar layer minimum; ADHERED two-layer waterproofing membrane consisting of: asphaltic primer, minimum 0.3-0.4 Kg/m², CURIDAN; asphaltic sheet of SBS elastomeric bitumen, GLASDAN 30 P ELAST, adhered to the substrate with a blowtorch; SBS elastomeric bitumen asphalt sheet, ESTERDAN PLUS 50/GP ELAST VERDE JARDÍN, fully adhered to the previous one with a blowtorch, without overlapping joints; high-density polyethylene nodular drainage sheet with incorporated thermo-welded geotextile, DANODREN JARDÍN.
- Inverted non-trafficable roof consisting of: Perimeter row of lhd forming joint with perimeter parapets and in changes of slopes, with rounded brick edges, layer of lightened concrete of average thickness 10 - 12 cm, in formation of slopes, layer of mortar of regulation cement M-5, of 3 cm. of thickness; asphalt primer, minimum 0.3-0.4 Kg/m², CURIDAN; asphalt sheet of SBS elastomeric bitumen, GLASDAN 30 P ELAST, adhered to the support with a blowtorch; asphalt sheet of SBS elastomeric bitumen, ESTERDAN 30 P ELAST, totally adhered to the previous one with a blowtorch, without coinciding joints; geotextile anti-punching layer of 150 g/m², DANOFELT PY 150; extruded polystyrene XPS thermal insulation panel, waterproof, 60 mm, mechanical resistance over 3 Kg/cm², DANOPREN 50; geotextile anti-punching layer of 200 g/m², DANOFELT PY 200. Ready to spread a layer of clean white loose gravel (minimum 10 cm).

FLOORING AND CLADDING

- Flooring and cladding in marble materials and different cuts depending on the room and design.
- Marble flooring - 1st quality Cream Nacar marble 120*80*2 cm. Honed and polished. Quality marble tiling in Roman pattern, honed and polished, selected by zones and planes extended in all the housing except technical zones.
- Marble flooring - 1st quality 120*80*2 CM. Zero Soft. marble tiling in Roman pattern with zero soft texture, selected by areas and plans without paving, in terraces and porches.
- Bathroom cladding with special marble.
- Skirting boards in HDF of 10 mm lacquered 250 mm of height with the form of steps and adapted "in situ" in stairs.
- Porcelanosa tile flooring 60*60 cm in technical areas.

INTERIOR CARPENTRY

- Main entrance door consisting of two fixed side panels with 6+6 +/c16/4+4 glass, and two-leaf door manufactured with interior metal structure, armor plate, thermal acoustic insulation and lined with oak wood on two sides with grooved ornaments on two sides, sores with concealed hinges, three-point lock and circular handle.
- Single-leaf hinged door of 2.40 m high and variable width up to a maximum of 1.00 m made with a wooden grill of ayus, with insulating material between squares, two-sided panel of waterproof DMF veneered in natural oak open pore lacquered color to choose with perimeter grooving and two horizontal black lacquered, concealed hinges ATOMIKA SLIM K-8060 black, black magnetic latch.

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- Two-leaf folding door of 2.40 m high and variable width up to a maximum of 1.00 m leaf made by means of a wooden grid of ayus, with insulating material between squares, two-sided panel of waterproof DMF veneered in natural oak open pore lacquered color to choose with perimeter grooving and two horizontal black lacquered, hidden hinges ATOMIKA SLIM K-8060 white, black magnetic latch.
- Single-leaf sliding door of 2.40 m, variable height and width up to a maximum of 1.10 m, made of Ayus wood grating, with insulating material between brackets, two-sided panel of waterproof DMF veneered in natural oak open pore lacquered in the color of your choice with perimeter grooving and two horizontal panels lacquered in black. ATOMIKA SLIM K-8060 black concealed hinges, black magnetic latch.
- Passing door 2.40 m high and 3.20 m wide, made of ayus wood grating, with insulating material between squares, two-sided panel of water-repellent DMF veneered in natural oak open pore lacquered in the color of your choice, grooved according to plan, black lacquered, white magnetic latch including two-sided mortise to complete a 3.93x3.05 m opening.
- Fireplace furniture consisting of: metal structure to support fireplace and TV niche lined with wood according to decoration design.
- Closets consisting of: Interior in textile melamine with trunk and shelves of 30 mm commodilla with drawers of total extraction, hanging bar and trouser rack in color moka and pre-installation of led. exterior formed by doors with grooved exterior and smooth by interior in dm veneered in oak of equal design to doors.
- Single-leaf fire door Turia ei 260, dimensions 1000x2500mm, made of galvanized steel (sheet thickness 0,8mm) lacquered in color, RAL 9010. Paneled according to door design.
- Bathroom furniture according to the design of the decoration project, consisting of: Assembly of support for washbasin countertop in 40x40mm tube, with anchor plates in pre-galvanized materials. Double metallic supports, bench and shelf. Furniture unit under countertop made of melamine inside and front in milled oak, consisting of a drawer with full depth. Drawer, with interior drawer. Stainless steel shelf made of 20x30 mm tubes, black lacquered. Shaped double mirror with profiles similar to faucet color and profile for led this not included. ud of fixed screen with stainless steel profile on the perimeter, black lacquered.
- Interior decoration. Shelving in the living room formed by circular pillars lined with galvanized and thermo lacquered sheets and shelves, according to decoration plans.
- Lining in front of the living room. Living room floor lined with milled oak panels, according to decoration plans.
- Shower rooms. Fixed panels with hinged doors with tinted tempered glass and lacquered stainless steel profiles, according to decoration plans.

EXTERIOR CARPENTRY

- All exterior carpentry, of the TECHNAL brand, in aluminum in color, dark bronze BR/RP AC34.154 and with thermal break. Double glazing 5+5+chamber+5+5+5 colorless.
- Shutters and drawers: Boxislant drawer (tunnel drawer) with double-wall self-locking shutter, 45mm slat pitch. Extruded aluminum terminal by push-button motor.
- Pavilion swimming pool. Thermo-lacquered metal structure for glass and lattice fastening.
- Laminated glass roof 6+6 mm, fixed to the metal structure with aluminum profiles and rubber bands.
- Perimeter beams with aluminum composite and auxiliary structure.
- Decorative Movingui wood ceiling arranged at 45 degrees, open pore lacquered, according to the decoration project.
- Entrance hall. Movingui wood decorative ceiling arranged at 45 degrees, open pore lacquered, according to the decoration project.

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- Exterior facades. Lattice of slats inclined in two directions in phenolic hpl of 150*12 mm, according to the decoration project.
- Metal structure parquin: formed by pillars and roof structure of structural steel tubes, thermo lacquered.

INSTALLATIONS

Electrical installation

- Composed of halogen-free wiring, PRYSMIAN cable brand, ABB control and protection panels sectorized by floor, installation of energy-saving LEDs, indirect lighting with LED strips. Automatic lighting in cabinets. Protection against permanent and transient overcurrents.

Home automation

- Installation of KNX home automation system, consisting of ABB actuators and push buttons, lighting control, blinds, air conditioning and technical alarms.
- SONOS control
- Remote control with APP from the outside through the internet. ABB video door entry system, WELCOME model with IP gateway to see from anywhere in the world who is at the door. Water leak detection system in bathrooms and wetrooms of the house.

Audio visual

- Installation of SONANCE speakers in several rooms, with option to expand throughout the house, SONOS amplifiers
- WIFI installation throughout the house
- Installation of terrestrial antenna and ASTRA satellite dish.

Climate control

- DAIKIN air conditioning system, VRF system, air distribution through CLIMAVER NETO ducts.
- Underfloor heating by UPONOR brand, with Daikin Altherma Aerothermal heat pump for heating production.
- WILO recirculation pumps.

Domestic hot water

- Domestic hot water produced by solar panels and Daikin Altherma Aerothermal machine as support.

Ventilation

- Forced double-flow ventilation through S&P extractors, for the renovation of stale air in the house and its renewal.

Plumbing

- Consisting of drinking water pressure group, CILIT brand water softener, distribution of PEX-A pipes UPONOR and BLANSOL brand. Water pressure group for irrigation independent of the drinking water of the house, private water well on the plot.

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BATHROOMS

Master bathroom: design and sanitaryware

- Duravit wall hung toilets. Darling New
- Duravit wall hung bidet. Darling New
- Showers in natural marble stones
- Bathtub Duravit. Starck New 180*90 Jet with hydromassage. Multicolor light. Disinfection system.
- Compact natural stone wash basins with designer countertops.
- Exclusive design furniture

Master bathroom: faucets

- Washbasin faucet. Dornbracht. American CIO faucets.
- Shower faucet. Dornbracht. Xtool, thermostat 2 faucets, hand shower set.
- Ceiling shower head. Sorgiva. Maggiore 50*50 chromotherapy.
- Bidet faucet. Dornbracht. Single lever mixer with valve.
- Toilet push button. Dornbracht.
- Accessories. Dornbracht

Other bathrooms: design and sanitaryware

- Duravit wall hung toilets. Darling New
- Duravit wall hung bidet. Darling New
- Natural marble stone showers
- Compact natural stone sinks with designer countertops
- Exclusive design furniture

Other bathrooms: griferías

- Washbasin faucet. Hansgrohe. Concealed single lever basin mixer Talis.
- Shower faucet. Hansgrohe. Concealed single-lever basin mixer Talis.
- Ceiling shower head. Hansgrohe. Rainfinity hand shower.
- Bidet faucet. Hansgrohe. Talis bidet mixer.
- Toilet push button. Tecesquare II Black push button.
- Accessories. Hansgrohe

KITCHEN

- SIEMATIC appliances

OTHER

Sauna

- Finnish sauna in birch panels, dimensions 400*200*220 cm, glass front, Harvia Pro cylindrical heater. Xenio Harvia control.

Lift

- Schindler 3000, without machine room, with regenerative traction technology, ecological and frequency inverter.

Wine cellar

- Climate control installation for CAVA-WINE CELLAR. Rivacold brand.
- Exclusive design wine cellar.

Pool

- Installation of swimming pool with lateral overflow, including:
- Vitreous ceramic liner, Ezarri Liso brand.
- Saline chlorination
- Automatic PVC slatted cover.
- Air conditioning with heat pump, Proheat 45 II model.
- Pool lighting with modulated RGB LEDs.
- Underwater music system Aquarmony.

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Alarm AJAX

- includes a network of cameras with IR day/night vision deployed on poles. Specifically, 5 cameras on 4 poles that would give vision to the closest surroundings of the house. The system coverage includes the main façade with outdoor detectors.

Gardens

- Exclusive design gardens with centenary trees, according to landscaping project, including:
- Programmed centralized automatic irrigation installation, according to the landscaping project, with its own well integrated in the irrigation network and reinforced concrete cistern in the basement of the pool pavilion.
- Electrical installation and domotized lighting, according to the landscaping project. The gardens have been landscaped according to Luis Vallejo's landscaping project.

Interior design

- The villa has been decorated and furnished with decoration project by PEDRO PEÑA.

PLOT & ENCLOSURE

- Roadway leading to the villa made with Portuguese stone executed with dry cement mortar, watered and compacted, on reinforced concrete slab.
- Perimeter walls of white Mijas stone, face side, fixed with white cement mortar, 50 cm wide * 1.20 m, average height. Reinforced concrete foundation and topped by a 1.20 m high fence made of pre-galvanized material with 100*40 mm rectangular tube, cut at 45 degrees at a covered head, welded to a 150*10 mm plate at its base, thermo-lacquered, fixed at the top of the wall with chemical anchors.
- Interior perimeter walls executed according to the landscaping project, curved and straight masonry walls with white Mijas stone, exposed face, taken with white cement mortar, 50 - 60 cm wide and variable height. Reinforced concrete foundation.
- Vehicle door for access to the villa, made of 100x10mm plate and 100x40x2mm tubes. Thermo lacquered, according to design plans of 4.500mm x 2.460mm. Automation of garage door with recessed motors.
- Pedestrian door of two fixed panels and one leaf with metallic structure with assisted spring. Dimensions 2'31x2'50 m.
- Service pedestrian door with two folding leaves with metal structure with assisted spring. Dimensions 3,00x2'50 m.