

QUALITY SPECIFICATIONS

LOS ANGELES 185

FOUNDATION AND STRUCTURE

- Foundation consists of reinforced concrete slab and walls.
- Steel and reinforced concrete structure, with a reticular slab, where some of the pillars are metallic and the rest are made of reinforced concrete.
- Inclined reinforced concrete slab in interior and exterior staircases.

FAÇADES

- Façades with exterior enclosure of perforated solid brick, insulated with sprayed polyurethane for thermal and acoustic protection, and interior partition walls of hollow brick.
- Some volumes clad with WHITE TRAVERTINE MARBLE, and the rest of the exterior walls painted. - Terrace roof with IPE 95x21cm exterior decking, variable length, treated for exterior use with special oil application.

ROOFS

- Flat roofs waterproofed with asphalt membrane. Non-accessible roofs finished with clean rolled gravel.

EXTERNAL JOINERY

- Aluminum windows by TECHNAL with thermal break, LUMEAL GA series for sliding and SOLEAL FY55 series for fixed and tilt-and-turn windows. Textured black RAL 7022 lacquer finish. Equipped with easy-to-use hardware and double glazing (4+4/12/4+4) type CLIMALIT.
- Entrance door with pivot leaf made in the workshop with laminated Iroko wood leaf with solid phenolic panels. Tip-3 security lock, stainless steel tubular handle. Treated with German immersion product Lassur and finished with Lassur Thixotropic product.

INTERNAL JOINERY

- Interior doors made in the workshop with solid MDF panels veneered on both sides, smooth model, and metal pre-frame without trim, with hidden hinges Basys. Lacquered finish.

CABINETS

- Cabinet fronts with hinged doors made in the workshop, with MDF panels veneered on both sides, smooth model.
- Interior cabinet fittings made of 16mm melamine board in Elegant Cottone Chevron design. Simple drawers made of the same material with soft-close and full-extension guides, shoe racks with bars, shelves, and hanging bars.

LOCKS AND GLASSWORK

- Porch and terrace railings made of laminated glass 8+8.
- Interior staircase with 8+8 laminated glass railing supported by U-shaped aluminum profile.

INTERIOR COVERINGS AND CLADDING

- False ceilings made of plasterboard.
- Vertical interior walls made of ceramic bricks, cement mortar rendered and finished with gypsum plaster. Final surface finish with paint.

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- Large format Eclectic Persian Grey Silk ceramic cladding in master bathroom.
- Large format Argos Ural ceramic cladding of 120x120cm in the rest of the bathrooms.

FLOORING AND PAVEMENTS

- In the lower, ground, and upper floors, ceramic flooring of large format model Argos Ural 120x120cm C1.
- Ceramic flooring of large format model Argos Ural 120x120cm C3 for exterior porches and terraces.
- Swimming pool tiled with 2x2cm mosaic tiles model Mezcla Iceberg.
- Access driveways paved with exposed aggregate concrete.

PAINTINGS

- Interior walls, ceilings, skirtings, and curtain boxes painted with flat matte plastic paint. - Exterior walls painted with stone-based acrylic copolymer paint over plaster.

PLUMBING INSTALLATION

- PERT-AL-PERT multilayer pipes for plumbing and PVC drainage network, compliant with current regulations.

SANITARY WARE

- In master bathroom, AQUATEK countertop with integrated twin basins, DOLCE VITA suspended vanity unit of 120x50 with 1 drawer in Rovere Moro model, EVOLUX INTEGRA 90 shower with Argos Ural ceramic material cladding. WAVE bathtub in CRISTALPLANT, exterior color MC03 Titanium and interior color white, 170x75cm.
- In other bathrooms, wood countertop in FLORIDA ASH with KONE BATEIG CREMA basins, DOLCE VITA suspended vanity unit with two drawers in FLORIDA ASH, EVOLUX INTEGRA 90 shower with Argos Ural ceramic material cladding.
- ARANDANO NEGRO MARQUINA washbasin in powder room.
- White vitrified porcelain sanitary ware, Dream model from Galassia (wall-hung toilet with soft-close seat), GESSI 316 BLACK METAL BRUSHED flush button. Mirrors with built-in LED lights and sensor.

TAPS

- In bathrooms, single-lever mixers with spout, model 316, BLACK METAL BRUSHED (GESSI). - In powder room, floor-mounted single-lever mixer, mod. 316, BLACK METAL BRUSHED (GESSI). - In master bathroom shower, high-flow thermostatic mixer with two outlets, GESSI Model 316, BLACK METAL BRUSHED, and 40x40cm ceiling shower head BLACK CHROME BRUSHED.
- In other bathrooms showers, high-flow thermostatic single-lever mixer with two outlets, GESSI Model 316, BLACK METAL BRUSHED, and wall-mounted shower head, diameter 35cm BLACK CHROME BRUSHED from GESSI.

ELECTRICITY AND MECHANISMS

- JUNG LS990 alpine white switches and power outlets.

AIR CONDITIONING AND HEATING

- Climate control via DAIKIN heat pump model REYQ20U. With automatic temperature regulation thermostat. - Heating via DAIKIN VRV water underfloor heating system with heat recovery, model: HXHD125A8, and electric underfloor heating in bathrooms.

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WIFI INSTALLATION

- Wi-Fi access, in accordance with regulations for Telecommunications Services access. Wired and access points on each floor.

KITCHEN AND LAUNDRY FURNITURE

- Fully furnished and equipped kitchen with Gaggenau appliances.
- Fully furnished and equipped laundry room with Siemens appliances.
- Furniture made of laminated board and plywood interior.
- Natural stone countertop in the kitchen and porcelain countertop in the laundry room.
- Installation and commissioning carried out by MODULNOVA company.

OUTDOOR AREAS AND POOL

- Outdoor LED strip light points with switches.
- Recessed outdoor power outlets.
- Garden area lighting with spotlights and wall lights.
- Garden pool with lighting and filter, compliant with regulations (not heated)
- Pool shower (cold water)
- Plot enclosure with metal fence and street-facing enclosure with wall and metal grille, as per the project.
- Pedestrian access to the house through swing metal gates and vehicular access with motorized swing gate. Opened with remote control and digital video intercom.
- Contemporary garden with automated drip irrigation system.

SPECIAL INSTALLATIONS:

- Air conditioning, ventilation with heat recovery from extraction air.
- Jacuzzi on deck, model J225, from the brand JACUZZI, with thermal cover.
- Fully equipped bar on deck.
- Propane gas fireplace in living room, horizontal corner-mounted, model Corner Bell XL 3.
- Propane gas fireplace in master bedroom, horizontal two-sided, model Horizon Bell Large Tunnel 3.
- Decorative pendant and flush mount light fixtures.
- Video intercom system for exterior door access.
- Outdoor water outlets and terraces.
- Water treatment. Water softener and filter.
- OTIS elevator, Genesis model with capacity for 6 people.
- Fully equipped bar in basement.
- Sauna in the basement.
- Lutron intelligent home automation system.