



S'OLIVERA 34

BUILDING SPECIFICATIONS

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F FOUNDATIONS

The foundations will be constructed using concrete brace beams and struts, with inner reinforcement coinciding with the axis and in accordance to deed plans

S STRUCTURE

The plan for the structure is based on reinforced concrete pillars and walls, bidirectional waffle slabs with hollow vibrated concrete vault blocks and a compression layer.

The ground floor of the building will have a suspended floor.

F FAÇADES AND INTERNAL DISTRIBUTION

Façade

The façade is composed of several layers from the exterior, consisting of: SATE-type thermal insulation (8 cm exterior thermal insulation) with floated synthetic resin mortar finish on exterior, and a combination of H-16 ceramic brick and 13 mm laminated plasterboard lining on interior of rooms.

Partition walls and insulation

The walls separating the apartments and the communal areas will be made of brickwork, plastered on the outside and with 13 mm laminated plasterboard lining on metallic structure, with thermal insulation on the inside of the residence.

The apartments themselves will be separated by mixed brickwork partition walls, each one with 13 mm laminated plasterboard lining,

which will also be on each side of the metallic structure, as well as insulation on either side, thus preventing noise disturbance between adjoining apartments.

Dry walling will be used for the interior partition walls between the rooms of each apartment. For this purpose, and in order to achieve acoustic isolation of a higher level than is traditional, the walls will be made with 13 mm laminated plasterboard on either side of the supporting metallic structure, creating an intermediate chamber to house acoustic insulation.

With this dry wall system, we bypass the need for channels and do away with acoustic insulation as the installations are housed in the space between the internal walls. The increased level of perfection of the finish of the walls enables us to conclude with high-quality, luxury paint in one colour.

I INTERIOR FINISHES

Communal corridors, stairs and doorways

The entrance door will be made of aluminium joinery. The floors will be finished with porcelain stoneware and the walls will be treated with fine materials and decorative paint.

The doorways will have a laminated plasterboard false ceiling panel with plastic paint and indirect light from recessed spotlights, to be defined by the project manager (PM).

The size of the lifts will be as per Accessibility Regulations. Lifts will have stainless steel automatic doors in the car and be equipped with alarm and telephone service.

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Sitting rooms, bedrooms and corridors

The apartment flooring will consist of porcelain ceramic tiling, 60x60 cm format, with skirting.

A plasterboard false ceiling will be fitted in all the rooms of the apartment and finished with plastic paint in one colour.

The walls and ceilings will be finished with plastic paint in one colour.

Bathrooms and toilets

The walls and floors of both the main and the secondary bathrooms will be covered with ceramic tiles in wet zones, and painted (painting to be determined by PM).

Chrome-finish single lever taps will be installed, and the bathroom fittings will be designer pieces in white, Roca or similar brand, low cistern or similar.

A washstand will be fitted in the main and secondary bathrooms, with two wood-finish drawers and ceramic surface with washbasin incorporated. A mirror will be placed above the washstand to complete it.

A bathtub or shower base will be installed in each bathroom, depending on the type of apartment. Where a bathtub is installed, it will be Roca brand, model Contesa Blanca, with double shower system and single lever tap with sprayer, 22 cm. Where a shower base is installed, it will be Resigres brand, model Pizarra with spray attachment and single lever tap.

Kitchens

The kitchen will be paved with the same porcelain stoneware tiles as the rest of the apartment, combined with wall tiling of kitchen furniture and plastic paint in one colour on the rest.

The kitchen will be handed over furnished, with a modern design consisting of high and low cabinets with a large capacity. The following equipment will be included:

- Post formed worktop
- Ceramic hob
- Extractor hood
- Electric oven
- Microwave
- Sink with single lever tap

All of the electrical appliances will be TEKA brand.

Utility room

The floor of the utility room will be tiled with the same porcelain stoneware tiles as the rest of the apartment, with walls tiled using matt white tiles measuring 60x20 cm.

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Terraces and pillars

Terraces will be floored with non-slip ceramic tiles, combined with the interior tiling.

The handrails of the terraces and balconies will be a combination of brickwork barrier and coloured metallic barrier, at the discretion of the PM.

Interior carpentry

The main access door to the apartments will be reinforced and have security fittings, white lacquer finish and peephole.

The passage doors will be made of MDF panelling with white lacquer finish, giving the apartments an elegant, original appearance.

Block-type modular built-in wardrobes will be fitted in the bedrooms, with smooth doors and natural wood finish. The interior will be lined with textile-finish melamine composed of a shelf that serves as a luggage compartment, a rail and a chest of drawers.

The fittings and handles will be in matt chrome

Exterior carpentry

The exterior carpentry will be metallic, ITESAL brand, grey in colour. Aluminium profile carpentry will be chosen for the different windows, with thermal break blocks to effectively prevent air from entering.

The French window leading from the sitting room to the terraces or garden will be a sliding door.

To ensure the acoustic insulation from sound coming in from the street, all of the windows will be double-glazed and have an intermediate air chamber, which also improves thermal insulation.

Insulating aluminium roller blinds with motorized operation will be installed in all the sliding doors and windows. The colour of the blinds will be the same as that of the aluminium carpentry.

INSTALLATIONS

The installations planned for the residences will confer a high level of quality on them, and improve their level of comfort. Each apartment will have individual meters for all installations.

Heating and air conditioning

All of the apartments will have a complete air conditioning installation with heat pump and a system of ducts and diffusers located in the false ceilings, achieving a minimalist effect thanks to the linear LMT-MINI series grilles.

The installation will allow for independent use of the air conditioning in each room, for maximum convenience and control of consumption by users.

In addition, the air conditioning installation will have an internal home automation system which will allow the use and temperature of the different rooms in the apartment to be controlled from the application and any device.

The external elements (condensers) will be located on the roof, with the resulting advantage that they will not take up any space inside the apartments, and moving the noise they make to a communal area of the building.

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Plumbing and sanitation installation

Connection to the mains water supply will be undertaken in accordance with the regulations of the water supply company.

The apartments will have a master shut-off valve and independent cut-off valves in each wet room, located in the false ceiling.

The individual plumbing distribution will be via PVC pipes.

The installation includes water inlet points for each fitting in bathrooms, kitchens and utility room (water heater, sink, washing machine).

Water inlet points will be installed in terraces and gardens with a surface area of more than 15 m.

The sanitation installation will be in PVC.

Domestic hot water installation

The domestic hot water will be produced by means of a centralized electric DHW heater system with individualized control of consumption, located in the utility room and supported by solar panels for the production of domestic hot water.

The apartments will also have a master shut-off valve and independent cut-off valves in wet rooms.

The electric DHW heater will be installed in the utility room in accordance with the needs of each apartment type, along with a sink with tap, water inlet and drain for washing machine.

Solar panels

To guarantee the energy efficiency of the residential complex, a domestic hot water production installation has been planned, comprised of solar panels. These panels will support the individual hot water production in apartments, and as a result the saving in electricity consumption will be considerable, achieving a high level of energy efficiency throughout the entire complex.

Electrical installation

Each apartment will be fitted with an individual distribution panel.

Top-quality mechanisms will be used for the electrical installation, by Berker Hager K1.

Lighting will be installed in the kitchens and bathrooms of the apartments, with recessed spotlights in false ceilings and lights and power points throughout.

By way of an extra, USB mechanisms will be installed in the headboards. This is extremely convenient for charging any mobile device or tablet.

The terraces will have one or several lights, depending on their size, as well as a power point for a variety of uses.

Telecommunications installation

Each apartment will include the services regulated in the Regulation on Telecommunications, Telephony, ISDN, TV and FM Infrastructures (Reglamento de Infraestructuras de Telecomunicaciones, Telefonía, RDSI, TV y FMI) with outlets in bedrooms, sitting rooms and kitchens, by Berker Hager K1.

The apartments will have an automatic video intercom.

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C COMMUNAL AND LEISURE ZONES

The communal areas are planned with great care, as described below:

Interior development, leisure zone and pool

The interior development will be comprised of a zone with 20 outdoor parking spaces for vehicles, a bicycle parking zone, a garden area with Mediterranean vegetation, and an area for the community swimming pool.

The residential complex will be accessed via gated, controlled access, with two independent entrances, one for pedestrians and the other for vehicles, access for which will be automatic and via remote control.

The complex will have premium family leisure installations, with a garden area where a swimming pool and sunbathing terrace will be located. This area will be accessed via a communal walkway for all apartments, with direct access for ground-floor residences.

The swimming pool will be made of concrete and will be fitted with a recirculation filtration unit. The inside of the pool will be coated with vitrified tiles.

The sunbathing area will be located near the pool.

The project will include a bicycle parking area.

The entrances to the residential complex will have access ramps for the disabled, thus removing any kind of architectural barrier.

Preinstallation of electric car charging points in each garage parking

space, consisting of individual underground piping from each group of meters to each individual parking space, along with an inspection box at the back of each garage space.

R ROOF OF THE BUILDING

The roof of the building will be exclusively for communal use, with access to all of the technical and maintenance rooms relevant for the roof itself and installations.

The condensers for the air conditioning unit of each individual apartment will be located in this space. It will also contain a solar panel space for the production of domestic hot water, TV aerials, etc.

U UTILITY CONNECTIONS

Water connection, prepared for individual meters for each residence.

Electricity connection, prepared for individual meters for each residence.

Telephone connection, with individual telephone point for each residence.

I INSURANCE AND QUALITY CONTROLS

In compliance with current legal requirements, a ten-year guarantee policy will be taken out covering the stability and solidity of the building. The insurance policy will be purchased from a leading insurance company.

In addition, a technical control body will be engaged to supervise each stage of the construction work.

Finally, to ensure the quality of the construction of the building during the work, quality control checks will be carried out on the materials, and project execution inspections will be performed, as well as testing of the correct functioning of the installations.

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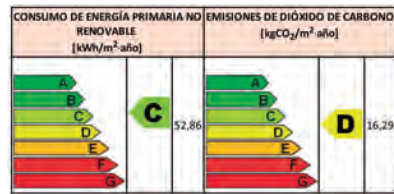
R BUILDING REGULATIONS

Project and execution as per CTE (Technical Building Code - Código Técnico de Edificación). Justification of the thermal and acoustic insulation coefficients will be described in the executive project.

Energy Rating

Energy rating obtained:

- Consumption of non-renewable primary energy: Level C
- Carbon dioxide emissions: Level D



Developer's reservations

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