SPECIFICATIONS REPORT

ENCLOSURES

The façade will consist of an exterior layer of hollow ceramic brick for rendering, an air cavity, rock wool insulation, and an interior lining of laminated plasterboard. The exterior walls will be finished with a continuous single-coat render. The roofs will be pitched and tiled.

EXTERIOR CARPENTRY

Exterior carpentry on the main façade (windows and French doors) will be made of pine wood stained in iroko tone. Carpentry on the courtyard façade (windows and French doors) will be in PVC. Glazing will consist of double-glazed windows with an air chamber and properties designed to ensure adequate thermal and acoustic insulation. Shutters will be installed in the bedrooms.

INTERIOR CARPENTRY

Puerta de entrada blindada, dotada de cerradura de seguridad con tres puntos. Puertas de paso abatibles, ciegas, de tablero
Armoured front door equipped with a three-point security lock. Hinged interior doors will be plain MDF panels in white, with privacy locks in bathrooms. Prefabricated modular built-in wardrobes with hinged or sliding white doors. The interiors will be lined and will include a top shelf and hanging rail.

PARTITIONS AND INSULATION

Partition walls will be made of laminated plasterboard fixed to a metal profile structure with internal rock wool insulation. Moist areas will use moisture-resistant plasterboard. Partitions between dwellings and common areas will consist of a ceramic brick layer (with appropriate acoustic properties) and plasterboard lining on both sides.

FLOORING AND WALL TILING

General flooring throughout the home will be porcelain stoneware, with white MDF skirting boards. Bathrooms will be tiled with high-quality rectified ceramic tiles in various formats.

SANITARY WARE AND FITTINGS

Main and secondary bathrooms will include a shower tray, bathroom cabinet, mirror, and lighting point. Showers will feature single-lever mixer taps with adjustable shower rails. Basins will have low-flow single-lever mixer taps. Sanitary fittings will be white. Wall-hung toilet with concealed cistern.

KITCHEN

The kitchen will include a single-bowl undermount stainless steel sink with a single-lever mixer tap and aerator, extractor hood with turbine, induction hob, and electric oven. Cabinetry will include upper and lower units with a lower plinth and melamine-coated fronts.

FALSE CEILINGS AND PAINTING

Smooth plastic paint in white will be applied on all walls and ceilings. False ceilings will be installed throughout the home. Access panels or removable ceilings will be included where needed to access installations.

VENTILATION AND EXHAUST

Ventilation system will include an extraction network in bathrooms and kitchen areas.

ELECTRICITY

The electrical installation will comply with the Low Voltage Electrotechnical Regulation, with independent circuits for the various standard household uses (air conditioning, lighting, kitchen/oven, dishwasher, washing machine, general sockets, and wet areas). Layout and positioning of switches and outlets will follow functional and regulatory criteria, based on the final design of each typology.

TELECOMMUNICATIONS

The home will include a common telecommunications infrastructure in accordance with current regulations, with TV, telephone, and data outlets in the living room and bedrooms. Conduits will be prepared for fibre-optic and cable television services. The system will support terrestrial digital television (DTT) and radio signals and will include a video intercom. Specific components will be defined in the technical project.

HEATING, AIR CONDITIONING AND DHW

A ducted air-conditioning system with high-efficiency heat pump and digital thermostat control is planned. Domestic hot water will be produced via aerothermal technology, meeting energy efficiency and sustainability criteria. Plumbing installation will include individual shut-off valves for each room and connections for washing machine and dishwasher. Technical features will be defined based on the final design of each home.

PARKING

The main garage access door will be motorised and operated by remote control. Parking spaces will be fitted with pre-installation for electric vehicle charging, in accordance with current regulations.