Serestar
Manises Coop.

QUALITY REPORT

FOUNDATION AND STRUCTURE

The structure will be built using reinforced concrete slabs and pillars. The foundation will be composed in accordance with the results of the geotechnical study and complying with the provisions of the current regulations.

COVERS

To guarantee the best thermal insulation and impermeability, the covers will be composed of insulation of rigid extruded polystyrene plates and waterproofing of a two-layer sheet.
The finishing of the walkable roofs and terraces will be carried out using specific pieces of flooring for exteriors.

ENCLOSURES

The façade will be composed of an exterior sheet of hollow ceramic brick to cover, an air chamber, rock wool insulation, and interior lining of laminated plasterboard. The coating of the exterior walls will be carried out with continuous monolayer coating.

EXTERIOR CARPENTRY AND GLASS

The exterior carpentry will be made of PVC. The opening will be folding or sliding depending on the project. The glazing will be double glass with a “Climalit” type chamber, with thermal transmittance and acoustic attenuation, according to the project, to improve the well-being and thermal envelope of the building. Slatted roller blinds will be installed in the bedrooms.

INTERIOR CARPENTRY

The access door to the home will be armored with a three-point security lock and white lacquered finish. The entrance doors will be folding, blind, made of white MDF board, with closures in bathrooms. The modular wardrobes will be built-in with opening or sliding doors, depending on the project, with a finish similar to the interior doors. The interior will be lined and will have a trunk shelf and a hanging bar.

INTERIOR PARTITION AND INSULATION

The interior divisions of the home will be made using laminated plaster partitions fixed by metal profiles with internal thermal and acoustic insulation of mineral wool. In humid areas, laminated plasterboards will be water-repellent. The separation between homes, and between homes and common areas, will be made using a perforated acoustic brick sheet with backing of laminated plasterboard, interposing insulating and acoustically absorbing mineral wool.

PAVEMENTS

The general flooring of the home will be porcelain stoneware, with a white MDF skirting board. It will have an anti-impact sheet on the entire interior surface. In outdoor areas, there will be non-slip porcelain stoneware flooring suitable for exteriors.

COATINGS AND FALSE CEILINGS

n bathrooms, tiled with top-quality ceramic coating in different formats, applied with glue cement. The walls of the rest of the house and the ceilings will be finished in smooth white plastic paint. False ceilings throughout the home. A registry or accessible ceiling will be installed where necessary to access the facilities.

KITCHENS

The kitchen furniture will be made up of base units with a lower plinth and large high-capacity units. A single-bowl stainless steel undermount sink with a single-lever faucet will be installed.
The equipment included in the kitchen will be: extractor hood, electric oven, and induction hob.

BATHROOMS

The main bathroom will be delivered equipped with furniture, a single sink, and a shower tray. The secondary bathroom will include a suspended sink with a chrome siphon and a shower tray. The taps in both showers and bathtubs will be single-lever with an adjustable bar. In the sinks, they will be low-flow single-lever taps. The sanitary fixtures will be white, and the toilets will have dual flush.

FACILITIES

VENTILATION AND EXTRACTION

Installation of home ventilation with an extraction network in bathrooms and kitchens.

ELECTRICITY, TV AND TELEPHONY

The telecommunications installation will be carried out according to the common infrastructure regulations of Telecommunication.
The home will be provided with a digital network of integrated services (channelling) for possible TV installation by cable, and there will be a television, analog and digital, radio and telephone receiving installation, with outlets in living rooms and bedrooms. Installation of automatic video intercom.

HEATING, AIR CONDITIONING AND DHW

The air conditioning installation (hot-cold) will be carried out using a heat pump through ducts with supply grilles in the living room and bedrooms, in a false ceiling. There will be a room thermostat in the living room. The ACS (Domestic Hot Water) will be generated by aerothermal equipment installed in the home itself. Plumbing installation made with polyethylene pipes, with shut-off valves in each wet room and device keys. Outlets for the washing machine and dishwasher.

URBANIZATION AND COMMON AREAS

COMMON AREAS

Elevators will be installed with access from all floors and connected directly with the garage floors, with automatic doors, overload detection, and telephone connection.
Access to the gym, multipurpose room, and bicycle parking from common areas.

GARAGES AND STORAGE ROOMS

The main access door will be motorized and operated by remote control. The pavement in the interior of the garage will be made of continuous polished quartz concrete. The parking spaces will have pre-installation of charging for electric vehicles according to current regulations.