



URBANIZACION TORRE DEL RAME. LOS ALCAZARES.

TECHNICAL SPECIFICATIONS:

STRUCTURAL SYSTEM

FOUNDATIONS.- Foundation by reinforced concrete slab. Previous geotechnical study of the land.

BEARING STRUCTURE.- Bearing structure of reinforced concrete; composed of **reticular bi-directional planes**; reinforced concrete pillars. All in compliance with the EHE-08 and C.T.E, DB-SE, (Doc Basic Structural Safety, the Technical Building Code.); supervision by the Architect; tests of concrete and steels by approved laboratory; external control O.C.T. by Technical Control Agency. Decennial insurance granted by authorized insurance company.

ENCLOSURE SYSTEM

WALLS.- Exterior walls consists of double ceramic block, the outer 12cm thick and the inner 7 cm thick. Air chamber with thermal and acoustic insulation inside and lined inside **with polyurethane foam**.

FACADE.- Facade combined with large white porcelain tiles and white **limestone mortar** by **Truccsa**.

EXTERNAL CARPENTRY.- Exterior carpentry in **grated silver**. In the living room two guide **sliding glass doors with double glazing**. The rest are sliding and openable series with double glazing.

ROOF.- A non-transmittable flat roof, inverted system composed of slopes with lightweight concrete, thermal and sound insulation with high density extruded polystyrene, geotextile sheet, a layer of damp-proof sealing and gravel finish.

TRANSITABLE TERRACE SOLARIUM.- A transmittable terrace, made up of slopes with lightweight concrete, **thermal and sound insulation**, geotextile sheet, a layer of bituminous damp-proof sealing and artificial grass on cement finish.

PARTITIONING SYSTEM

VERTICAL PARTITIONS.- Internal divisions of the entire house with **9cm double cavity core** wall and **projected plaster** coating.

CEILINGS.- False ceiling throughout the house with **plasterboard** supported by metal fittings.

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INTERIOR FINISHES

INTERIOR FLOORING.- High quality **Porcelain** interior flooring; large formats and various colors.

TILES.- In bathrooms high quality **porcelain enamel** tiles, combining mosaic and decorated. In kitchen area high quality porcelain enamel tiles.

OUTDOOR PAVEMENTS.- Outside the ground floor, **rustic porcelain** tiled floor in passageways. Finished with **artificial grass** in other areas.

STAIRS.- National marble steps.

DOORS AND WARDROBES.- Entrance door to house metal with security lock. Doors and wardrobes in **natural wood or lacquered white**, smooth series with chrome handles.

PAINTWORK.- Smooth paint throughout the house; color to choose.

FACILITIES

PLUMBING- Distribution network hot and cold potable water, with thermoplastic **polypropylene** random copolymer PP-R pipe; pipe joints and accessories welded thermos fusion. Horizontal and vertical sewerage. Drains and downspouts in PVC.

FIXTURES AND TAPS.- High quality vitrified porcelain bathroom fittings. Recessed sink on cabinet, including mirror and apply light. A rectangular custom shower tray, resin and nonslip; including shower enclosure. High quality chrome mixer taps in bathrooms and kitchen; thermostatic mixer shower taps. Outputs for washing machine and a sink in the laundry area. A tap/faucet system for the garden and outside shower built in the facade.

ELECTRICITY AND TELECOMMUNICATIONS.- Electrical installation according to REBT, Low Voltage electrical regulation. TV and telephone sockets in all rooms. Mechanisms; brand Niessen.

AIR CONDITIONING.- Complete pre-installation of ducted air conditioning in all rooms; Including 25 mm Climaver fiber ducts. Thick, rigid high-density glass wool according to UNE-EN 13162, coated on both sides. Copper tubing for evaporator and condenser interconnection, insulation with Armaflex elastomer shell according to I.T.E . Double reflection drive grilles with regulation and return of fixed slats in white.

PRODUCTION OF HOT WATER.- The **thermal energy** contained in the air is transmitted to heat water by a Ariston heat pump (**AEROTHERMIA**). Placed on the ground floor laundry outside.



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EQUIPMENTS

KITCHEN.- Kitchen furniture composed of high and low furniture with porcelain countertop, several models to choose from.

HOME APPLIANCES.- Equipped kitchen with stainless steel sink, fridge, dishwasher hob, oven and extractor.

EXTERIOR.- LED light fixtures on exterior facade. **Architecture textile** design on front first floor terrace with light-weight tensed structure.

GARAGE/STORAGE ROOM.- Annex to the house on ground floor, available as a storage room and garage, closed, ventilated and lighted naturally; with an **automatic sectional door**.

GARDEN. External enclosure of the plot with the wall combined with mortar lining monolayer to lime in white; Lower floor with rustic porcelain stoneware tile, the same as the pavement and galvanized metal grid up to 1.80 m. Metal access doors to the galvanized metal grid plot; Intercom and an electric door, the opening is synchronized with outdoor lighting. A dividing metallic fence of 2,00 mts. Line of cypresses on the dividing fence with automatic irrigation. Living Green wall system (a hedge) the first five meters delimiting the plot with artificial turf and a coconut tree.



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OPTIONAL PACKS

AEROTHERMY FOR RADIANT HEATED FLOORS.- Alpert multilayer tube 16; Set collectors with cabinet 4 - 3 outputs; Mts. Insulation with studs of 20 with protective film; Set of thermostats; Headboards and control unit for the regulation of temperatures per room; Mts perimeter girdle; Resistance set for underfloor heating in insulated bathrooms and similar thermostats; Air-conditioning machine Panasonic Aquara 07 Bibloc; Interaculator 1001 with three-way valve and support resistance; Installation and door in progress. Price: NINE THOUSAND NINE HUNDRED EUROS (9.900,00 €.-)

SWIMMING POOL.- Rectangular pool approx. 10 m2, (4.70 X 2.10), concrete built and coated with mosaic ceramic tiles. Price: NINE THOUSAND EUROS (9.000,00 €.-).

AIR CONDITIONING.- Two units of air conditioning equipment; One on the ground floor and one on the first floor floor, GENERAL SPLIT CONDUCTOS INVERTER, Mod. ACC18UI A-LL; Of refrigerating power 5,200 W and heat power 6,000 W. Voltage 220 V. Electrical consumption: 1,62 / 1,66 Kw. Dimensions, the indoor unit is 900 mm wide, 620 mm deep, 198 mm high and weight 23 kg. And the outdoor unit is 790 mm wide, 300 mm deep, 578 mm. high and weight 40 kg. Including installation of equipment, piping, insulation, supports, anti-vibration, silent block and drainage. Interconnection wiring, parameter checking, gas pre-charging and start up. Price: THREE THOUSAND FIVE HUNDRED EUROS. (3.500,00 €.-)

ILLUMINATION PACK.- Interior lighting assembly which consists of: Kitchen: one – LED light downlight. In living room: nine LED lights 3 W and one hanging lamp at the table area. Bedrooms: LED spotlights, their amount can vary, depending of the surface of each room; In bathrooms: A LED wall lamp and LED ceiling downlight 18 W. Staircase and distributors: at the bottom of the stairs: two led spotlights; staircase: LED strips and a “spider” lamp with vintage light bulbs. Outdoors: Six LED wall sconces around the house and four points of outdoor lighting and a led strip in pool area. All top brands. Price: TWO THOUSAND SIX HUNDRED AND FIFTY EUROS. (2.650,00 €.-).

ELEVATOR.-. Lift for two with two stops sliding doors. Otis or ThyssenKrupp brand. Price: FIFTEEN THOUSAND EUROS (15.000,00 €.-).