

QUALITY SPECIFICATIONS

1.1 FOUNDATION

Reinforced concrete slab footings with beams for tying.

1.2 STRUCTURE

Mixed structure of reticular concrete forging with polystyrene, concrete and metal pillars with reinforced concrete and steel beams, according to the structure detail.

1.3 DECKS

Flat roof with 1st quality ceramic porcelain finishing in terraces. Waterproof terraces over living spaces with double asphalt sheet and 50 mm of high-density insulation.

1.4 EXTERIOR ENCLOSURE

Brick cavity wall (capuchino-type) with a 40-mm sprayed polyurethane insulation (density= 35 Kg/m³).

Coating with water-repellent mortar and / or cladding of natural stone in façade panels according to housing type.

1.5 INTERIOR DIVISIONS

Brickwork with plaster finishing and fine textured vinyl paint; colour to be defined by DF.

1.6 FLOORINGS

Interiors and bathrooms: First quality Porcelain stoneware 90 x 90 cms
Exteriors: First quality anti-slip Porcelain stoneware 90 x 90 cms

1.7 WALL TILINGS

First quality Porcelain stoneware according to typology.

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1.8 KITCHEN

Fully equipped - includes Siemens appliances. Countertop in Silestone, according to typology.

1.9 EXTERNAL CARPENTRY

Cortizo aluminium joinery or similar.

Sliding: Flip-up RPT (thermal bridge break) in large windows and security glass.

Folding: With hidden leaf and RPT (thermal bridge break) and double glass with camera.

1.10 INTERNAL CARPENTRY

Swivel / flex joint security entrance door to house, finished in Iroko wood.

White lacquered wooden step doors with concealed hinge and stainless steel fittings.

White lacquered wardrobe fronts with concealed hinge.

1.11 EXTERIORS

Closure from plot to street with white coated block wall combined with perforated sheets.

Closing between plots with metal mesh and vegetable screen according to type and location.

Fully equipped gardens and with automatic irrigation systems incorporated.

Retaining walls between plots in exposed concrete or stone, according to project specifications.

1.12 SWIMMING POOL

Munich-type overflow and saline purification system.

Foundation and structure of reinforced concrete, waterproofed.

Finished in vitrified mosaic and edge bracket in non-slip marble.

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1.13 SANITATION FACILITIES

Separation system for pluvial and residual waters.

1.14 ELECTRICAL INSTALLATION

Bticino mechanisms - series Living-Light or similar devices.

1.15 HEATING AND AIR CONDITIONING

Production of warm water (ACS) by Daikin Altherma system, air conditioning cooling by hidden ducts, underfloor heating by water on the ground and first floors.

1.16 SANITARY WARE, TAPS AND FITTINGS

Villeroy & Boch sanitary ware with Grohe or similar taps.

1.17 VARIOUS INSTALLATIONS

Domestic hot water supply supported by an aerothermal system.

Pre-installation of domotics.

Bticino video entry system.

CCTV cameras are installed for onsite security.

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