

*Aalto*

Residences

**QUALITY SPECIFICATIONS**

## **FOUNDATIONS AND STRUCTURE**

The foundations have been designed with braced reinforced concrete footings. In the event that such level cannot be reached, concrete pits will be used for that purpose. The structural system is composed of rectangular cross-section reinforced concrete pillars.

## **FAÇADE**

In general terms, will be formed on the outside face with solid perforated brick for rendering or with face brick, according to the design of the façade, coated on the inside with cement mortar and on the interior face drywall -Pladur system- plasterboard panel. Heat and sound insulation using rockwool.

## **ROOFING**

The accessible and non-accessible roofs over living spaces will have the corresponding slope and will be formed by a damp-proofing barrier. Antislip tiling will be used. Waterproofed with bonded asphalt membrane, geotextile and protective layer of mortar, trowelled and prepared for tiling.

In the case of open terraces and covered terraces above non-living spaces the following will be used: waterproofing with bonded asphalt membrane. Waterproofed with bonded asphalt membrane, geotextile and 2 cm thick protective layer of mortar, trowelled and prepared for antislip tiling.

## **WALLS, INTERIOR PARTITION WALLS AND INSULATION**

Separations between different houses (dividing walls) and common areas will be made using half brick walls made of solid perforated brickwork and double freestanding plasterboard -Pladur system- panel, with sound insulation using fibreglass or similar.

Interior separations (inside the houses) will be made using a drywall using double plasterboard panel and fibreglass. In kitchens and bathrooms the drywall will be water-resistant.

There will be plasterboard suspended ceilings (hall, corridor, kitchen, bathroom).

The exterior rendering walls will be continuous and composed of traditional water-repellent mortar reinforced with meshing where materials change. Rain gutters will be trowelled and waterproofed.

## **FLOORING AND WALL TILES**

The apartment floor size tiles will be 80x80 or 100 x 100 cm on the ground floor and 60 x 60 or 80 x 80 on the first floor and basement, by first quality brand. The skirting will in all cases be of the same material as the floor tiles. The non-slip version will be used on open and covered terraces.

The bathroom floor size tiles will be 60 x60 cm. matching rest of house flooring. Shower plate will be in combination with flooring. Shower tiles will be first quality brand.

The rooftop terrace floor size tiles will be 80x80 or 100 x 100 cm with anti-slip.

In common areas such as the lift hallway, corridors, etc. the tiles will be 80 X 80. The communal stair-cases will be in the same material in its anti-slip version.

The road for vehicle traffic will be asphalted.

Pedestrian ramps will be in deactivated concrete.

## **BATHROOM FITTINGS**

In all bathrooms toilets will be supply by first brand, in colour white. All bathroom fittings (taps) will be wall-mounted (by first brand in colour black). All toilet seats will have a soft-close system. Bathroom counter-tops will be on Krypton or similar, with integrated washbasin. Shower plates will be on antislip material matching flooring. Mirrors will be wall mounted.

## **CLIMATE CONTROL AND AIR-CONDITIONING**

Aerothermal System for underfloor water heat system and sanitary hot water. Insulated tank (150 kt) for hot water storage.

Independent air conditioning system for ground floor, first floor and basement, with double-deflection manually controlled grilles both for both supply and return. 'Climaver Plus' type fibreglass ducts lined inside and out with aluminium.

Aerothermal and air conditioning equipments (exterior units) will be located on rooftop or garden.

## **INTERIOR DOORS**

Security door. Height 220 cm or higher. Two phenolic laminated marine plywood boards with textured wood veneer, or similar.

Interior room and bathroom doors, height 220 cm. plain white lacquered. MDF door surround.

Wardrobes/Closet doors will be white lacquered. Linen (interior finishing with drawers and shelves).

## **WINDOWS & GLASSES**

All windows and sliding doors in dark-grey/black lacquered aluminium, Cortizo or similar (model based on system and size). Thermal bridge break. Glasses Climalit type (thick based on system and size of carpentry). Safety glass railing made with laminated tempered glass and painted iron profiles. PVC shutters in bedrooms. PVC Shutters on first floor bedroom.

## **PAINTS**

On interior, acrylic paint on walls and ceilings. Enamel paint on locks and door handles. Plastic paint on ceilings in wet rooms.

## **KITCHENS**

Minimalist design, straight line "open" kitchen with laminated finishes. Top quality collection kitchen by first class brand. Made of board from sustainably harvested forests, with first-class cabinet hardware by leading European brands. Refrigerator column modules 100% configurable for a precise integration, with a more refined aesthetics. Carcasses are made of water resistant, high resistance, 16 mm thick particleboard board (FSC certified). Top-quality cabinet hardware by leading European brands. The drawers features aluminium sides and full-extension soft-close runners. Low and high cabinets. Low and high cabinets in combination (height of upper cabinets at 135 cm).

Krypton countertops or similar. Porcelanic top is optional.

Appliances (Bosh or Siemens or Similar): Induction hob including a built-in ventilation hood in the induction cooking surface, Oven. Combined fridge-freezer. Dishwater.

Washing machine will be offered in the basement.

## **COMMON AREAS**

Urbanization totally fenced in its perimeter with blind elements (walls and fences) and locksmith, with pre-installation of perimeter security system for video surveillance cameras.

All areas not occupied by the building are always surrounded by vegetation and gardening with the required irrigation installation.”

Individual gardens finished with grass.

## **ELECTRICITY**

Wall switches will be by Jung or similar, in white.

The fuse/breaker box will be located behind the apartment entrance door. The maximum admissible power for the apartment will be 9,200 w through single-phase distribution (230v).

Lighting will be mounted on lower ceilings (halls, bathrooms and kitchen). Wall mounted devices will be mounted on exterior walls. Covered terraces, common areas, parkings, gardens and swimming pool, included. Pre-installation for domotics (heating system and alarm).

## **PLUMBING**

Consisting of PEX reticulated polyethylene for interior pipes and polyethylene for out- door networks.

All pipes will be insulated using an insulating sleeve (hot and cold water pipes).

General cut-off taps in the equipment cabinet inside the apartment.

Individual cut-off pipes for each room. Water connection on terraces. There will be water storage tanks, and a watering and fire-fighting system.

Total flow meters / general meters for swimming pool, drinking water, watering, fire-fighting. Meter banks for apartments.

## **DRAINAGE**

Pipes will be of soundless PVC. Rainwater drainage network separate from sewage. Collectors with PVC, rust- colour pipes.

Inspection manholes with non-return valves at exit from blocks. Siphon traps in bathrooms and toilets.

Drains and safety water spouts on terraces. Water run-off spouts only on remaining floors.

## **TELECOMMUNICATIONS & TV & ALARM**

Data connection points and telephone points, Jung or similar in white, distributed in bedrooms, living and basement.

Door answerphone Fermax or similar with external plaque, plaques at each building entrance door and a handset in the apartment entrance hall.

External distributors and networks in accordance with telecommunications infrastructure regulations.

Telecommunications enclosures (RITI/RITS). Cabinets in basements (RITM).

TV, Dish, Coaxial or Broadband according to regulations. Pre-installation for wi-fi alarm.

## **SWIMMING POOL**

Urbanization will count with a swimming pool with overflow system and saline water treatment system.

## **LIFT**

Urbanization will count with a lift (and stairs) allowing access from main entrance to visitors parking & swimmingpool level.