

LAS PALMERAS 25

Memoria de calidades



FOUNDATION AND STRUCTURE

Foundation and reinforced concrete structure, according to project specifications, in accordance with the technical code of the building and application regulations.

FAÇADES

External enclosure in the main façade formed by an external factory made of ½ foot of solid perforated brick, air chamber with intermediate thermal insulation and interior walling of double hollow brick finished with lining cladding and plastering inside. On the outside, the enclosure is projected with a whitewashed single-layer mortar coating.

COVERS

Terraces-solarium in finished homes with Porcelain Stoneware flooring after slope formation, waterproofing with asphaltic sheet of elastomeric bitumen or similar, separating sheet of geotextile and regularization mortar layer.

Non-trafficable roofs will be of inverted type, with slope formation, waterproofing with asphaltic bitumen sheet or similar, thermal insulation of extruded polystyrene of 40 mm., Regularization mortar and surface finish of gravel.

The roofs on the ground floor will be of the inverted type, landscaped, achieving the landscape integration of the building and its access to the environment.

Inclined roofs finished with monolayer mortar in white or similar.errazas-solarium.

MASONRY AND COATINGS

The interior distribution of the houses will be made by partition walls with double hollow ceramic bricks covered on both sides by means of lining and plaster with painted finish.

The divisions between dwellings will be made with solid ½-foot-thick perforated brick, acoustic insulation by means of mineral rock wool and back-walling by means of double hollow brick partition walls covered with plaster and plaster and finished with smooth plastic paint.

False ceilings of plaster and / or plasterboard in ceilings of distributors-corridors, bathrooms and necessary areas in order to hide the installations of the house (air conditioning, ventilation, lighting, etc ...).

The false ceiling of the toilet where the air conditioning machine is located will be made of recordable aluminum slats.

Smooth white plastic paint on walls and ceilings.



PAVEMENTS AND TILING

PAVEMENTS AND TILING

The following series of the brand "SALONI" are established

Indoors, two colors to choose:

"PROYECCION MARFIL" 60x60 cm.

"PROYECCION CENIZA" 60x60 cm.



Outdoors:

Serie "ONTORIA NATURAL MARFIL" Antislip. 30X59 o 45x90 cm.



SANITARY AND FITTINGS

Sanitary ware of JACOB DELAFON

Faucets of JACOB DELAFON

MAIN BATHROOM

Washbasin + model furniture "ODEON UP" or similar.

Lavatory faucet model "ALEO" or similar.

Shower tray model "FLIGHT NEUS" or similar.

Custom shower screen.

Shower set "OBLO" or similar.

Toilet model "RODIN" or similar.

Mirror with LED lighting.

Colors to choose for washbasin cabinet:

White, Anthracite Gray, Quebec Oak Laminate

Ebony and Champagne Laminate.



TOILET (A/TYPE OF APARTMENT)

Countertop washbasin REVE model PARALLEL or similar.
Lavatory faucet model "CUFF" or similar.
Shower tray model "FLIGHT NEUS" or similar.
Custom shower screen.
Shower set "TOOBI" or similar.
Toilet "FORMILIA VIRAGIO" or similar.
Mirror with LED lighting.
Colors to choose for washbasin countertop:
Bright white melamine,
Quebec Oak Laminate and Dark Cement



KITCHEN

The kitchen is delivered fully equipped and furnished with high and low cabinets.
Countertop for the "SILESTONE" brand.

Four options of finishes to choose from: White, Dark Gray / Light and Beige.



White



Dark Grey

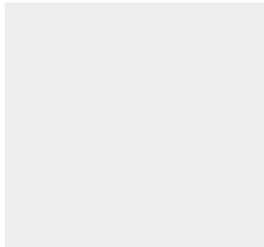


Light Grey

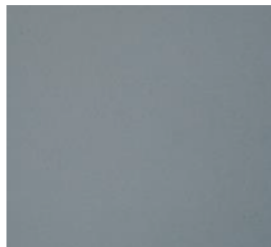


Beige

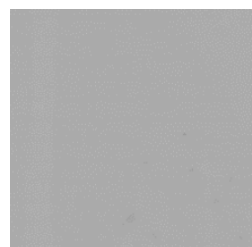
Cabinet doors three colors to choose: White, Gray and Beige.



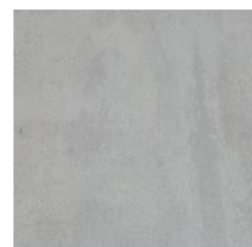
Blanco



Gris Oscuro Mate



Gris Claro Mate



Gris Cemento

BOSCH Appliances, including: Refrigerator, Microwave, Oven, Induction Hob, Extractor Hood, Sink, Dishwasher, Washer and Dryer (2 Year Warranty).



All equipment is energy rating A or higher.

INTERIOR CARPENTRY

Armored door access to the house with security lock, exterior and interior finish equal to the rest of the interior doors of the house.



Interior doors of the housing in block by MDF board lacquered in white smooth finish, including perimeter strips of acoustic and thermal protection.

Modular cabinets of ITALIAN DESIGN in folding / sliding doors, "Soft-closing" hinges, dust rail, shelves of 35 mm thickness and 22 mm in doors, finished internally by hanging bars, drawers and shelves.



Possibility for 8 exterior finishes and two interior finishes

ESSENZA
MADERA



COLORE Opaco ECO
COLORES Opaco ECO



Finitura INTERNA
Acabado INTERNO



EXTERNAL WOODWORK

Exterior joinery in PVC series GEALAN or similar in sliding or collapsible sheets according to rooms, being arranged in block with blinds of aluminum slats and / or roller blinds in bedrooms.

Double glazing of different thicknesses with air chamber to achieve adequate thermal comfort.

FACILITIES

PLUMBING AND SANITATION

Horizontal and vertical drainage network with sanitary PVC piping.

All cold and hot water installations inside the house will be made with polypropylene pipe (PPR).

The production of Sanitary Hot Water will be by Solar Panel Thermodynamic System Brand ENERGYPANEL or similar.

AIR CONDITIONING

Hot / cold air conditioning by means of ducts and Integrated independent temperature control system in each AIRZONE unit or similar. (2 years warranty).

SECURITY

The house will have PRE-INSTALLATION OF ALARM.

ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

The dimensioning of the network inside the home is made for a high degree of electrification.

NIESSEN mechanism color "Broken White" model Touch or similar.

Common Telecommunications Infrastructure (ICT) for the capture and distribution of Broadcasting and Television signals, including pre-installation for digital platforms, with RTV and TLCA (cable TV) sockets in the living room, bedrooms, kitchen and terrace.

Basic telephone network and ISDN with sockets in living / dining room, bedrooms and kitchen.

HOME AUTOMATION

A Home Automation System will be installed with the following functions:

Flood Detection with Automatic Supply Cutting.

Smoke Alarm.

Notice of Electric Supply Cut.

VIDEO INTERCOM

Electronic video entryphone with camera in access to building and standard telephone with monitor in each of the homes.

PARKING

Two parking spaces and storage room for housing.

In garage will be available Pre-Installation for the Electric Vehicle Recharge.

COMMON ZONES

Urbanization bounded with perimeter enclosure with large landscaped areas with plant species of low water consumption.

Outdoor pool.

Pavements suitable for outdoor in landscaped areas.

Accesses for pedestrian traffic with outdoor lighting network of urbanization through streetlights and / or luminaires with low light pollution.

Elevator with the latest technology and security with automatic doors and high-end finish.

Entrance door to motorized garage, with remote control and key activation.

Mastered keys for portal, garage door and common areas.

SPA

Spa area consisting of multipurpose room, sauna, changing rooms and fully equipped gym.

SECURITY

Only access to the urbanization with security control.

WARRANTY

The Building has a 10-year warranty on property damage caused by defects or defects that affect structural safety; and 3-year warranty on material damage caused by defects or defects in the construction elements or facilities that affect habitability. This responsibility is covered by the corresponding insurance.

IMPORTANT NOTE:

Specify that all the finishes or elements described may undergo modifications or be replaced by elements of equal or superior quality by technical decisions, changes of manufacturers' models, technical criteria or changes of regulations to be applied.



We comply with:



Viviendas construidas bajo la normativa del Código Técnico de la Edificación (CTE) acorde a los estándares europeos.



EHE-08. Instrucción de Hormigón Estructural según RD 1247/2.008 y NCSE-02 Normativa de construcción sismorresistente según RD 997/2.002.

REBT

Reglamento Electrotécnico de Baja Tensión según RD 842/2.002.

ICT

Infraestructuras Comunes de Telecomunicación. RD Ley 1/1998.



Reglamento de Instalaciones Térmicas en los edificios y sus instrucciones técnicas complementarias. R.D. 1.027/2007.



Accesibilidad: Normas Técnicas para la Accesibilidad y Eliminación de Barreras Arquitectónicas, Urbanísticas y en el Transporte en Andalucía.



Reglamento de Fomento de las Energías Renovables, el ahorro y la eficiencia energética en Andalucía. Decreto 169/2.011.

Our brands:



NOTA IMPORTANTE:

Especificar que todos los acabados o elementos descritos pueden sufrir modificaciones o ser sustituidos por elementos de igual o calidad superior por decisiones técnicas, cambios de modelos de fabricantes, criterios técnicos o cambios de normativa a aplicar.