

SPECIFICATIONS RESIDENTIAL POBLAMAR

FOUNDATIONS AND STRUCTURE

Reinforced concrete (already executed).

Load-bearing structure using reinforced concrete walls and pillars.

Horizontal structure by means of two-way slabs and slabs with reinforced concrete coffered ceilings.

FACADES AND ROOFS

Façades of half a foot of exposed brickwork, air chamber with insulation and lining with 7cm hollow brickwork, plastered on the inside face of the dwelling. Exterior finish of white enamelled facing brick combined with 15mm thick single-layer mortar cladding.

Inverted flat roofs made with 14cm thick foamed cement cellular concrete for thermal insulation, 3cm thick waterproofing cement mortar for slope formation, waterproofing with PA-8 two-layer membrane, thermal insulation with 60mm thick extruded polystyrene panels (XPS), 4cm thick M-5 cement mortar layer and paved with non-slip porcelain stoneware.

EXTERIOR CARPENTRY

Access doors to dwelling made up of frame and double galvanised steel sheet 1mm thick, folded, assembled and mounted, with intermediate chamber of high-density injected polyurethane, coated on the outside with a layer of white vinyl and veneered on the inside with textured melamine. Galvanised steel frame and security lock with three front locking points.

Windows and terrace doors with lacquered aluminium profiles with thermal break. Sliding, hinged and/or swinging according to project.

Double glazing with air chamber. Solar control and low emissivity.

Darkening system in bedrooms and living rooms by means of roller blinds with profiled aluminium slats, lacquered finish.

INTERIOR PARTITIONING

Separation between dwellings and communal areas made of half-foot perforated acoustic concrete brickwork, doubled on both sides with 7 cm thick hollow ceramic brickwork and interior rock wool. Trimming and plastering on exposed faces with 2 cm thick sprayed gypsum plaster.

Interior partitions of the house made of 7 cm thick hollow ceramic bricks. Plastered and rendered on exposed faces with 2 cm thick sprayed gypsum plaster.

FLOORING

General flooring in the dwelling made with top quality floating vinyl laminate flooring, with 4 mm wear surface, varnished with ultraviolet rays application, and laid on anti-impact polyethylene sheet, tongue and groove and glued.

Communal circulation elements, communal areas and private terraces paved with full-body porcelain stoneware tiles, enamelled non-slip class C3, laid on self-levelling mortar with double gluing.

CLADDING

Plastered and trowelled with industrial Portland cement mortar in car park and storerooms.

White acrylic plastic paint to finish interior walls of housing, car parks and storerooms.

Vertical wall cladding in bathrooms and toilets with porcelain stoneware ceramic tiles.

FALSE CEILINGS

Continuous suspended false ceiling inside dwellings, made of 12.5 mm thick laminated plasterboard, waterproofed in damp rooms.

Acoustic demountable false ceilings in the toilets, made of 12.5 mm thick laminated plasterboard, vinyl finish with straight edges.

Dismountable false ceiling in common areas and circulation elements formed by longitudinal panels of pre-lacquered galvanised steel, of variable widths and lengths up to 3m. arranged on galvanised steel suspended substructure. Includes mineral rock wool insulation.

INTERIOR CARPENTRY

Interior doors composed of water-repellent chipboard with smooth or textured melamine finish, edged all around with solid wood, with pinewood frame, with galvanised steel fixing brackets and solid rebate and flashing.

Modular built-in wardrobes with hinged or sliding doors, depending on the rooms, with the same finish as the interior doors, with interior lining, storage shelf and hanging rail.

KITCHEN FURNITURE AND ELECTRICAL APPLIANCES

Fitted kitchen with high and low units of large capacity with interior structure based on 16mm thick waterproof board and front based on 19mm thick waterproof board, both covered with melamine paper with textured finish and ABS edging.

Worktop and kitchen front in 12mm thick Xtone. Stainless steel sink and mixer tap with pull-out shower and swivel spout.

Fitted kitchen with oven, induction hob, integrated extractor hood.

SANITARY WARE AND TAPS

White vitrified porcelain washbasin, fitted with chrome-plated mixer tap with cold opening, chrome-plated siphon, pop-up waste and click-clack valve.

Extra flat shower tray in resin, fitted with single lever shower column in chrome finish.

White vitrified porcelain toilets with dual flush cistern.

80cm wall-hung vanity unit under washbasin in main bathroom.

AIR CONDITIONING AND DOMESTIC HOT WATER

Installation of hot/cold air-conditioning system by means of ducts in all rooms (except corridors, bathrooms and kitchens).

DHW production system by means of air-water heat pump, aérothermal.

ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation for housing according to current regulations, REBT and CTE.

Video intercom for access control.

TV sockets in living room, kitchen and bedrooms. Telephone sockets in living room and master bedroom.

GENERAL INSTALLATIONS

Galvanised steel automatic vehicle access gates.

Communal garden area with swimming pool, communal area, children's playground and two paddle tennis courts.