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BUILDING SPECIFICATION QUALITY REPORT "ICON SIGNATURE VILLAS"





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Foundation

Reinforced concrete foundations and walls, in compliance with CTE.DB SE-C standards, Structural safety: Foundation. NTE-ADZ: Land development. Clearing: Trenches and pits.

Slabs

The structure is made of reinforced concrete floors with panels and Porexpan sheets to improve the energy efficiency, in accordance with the EHE guidelines in force and with the NTE-EHR, NTE-EHS and NTE-EME regulations.

Waterproofing

Waterproofing of walls, foundations and porches with protected asphalt sheets and Polyurea projections on terrace and roofing supports, taking into account heat and acoustic insulations of the habitable areas. Complying with the specifications of the CTE. DB HS Health regulations, CTE. DB SI Fire safety and NTE-QAT: Roof: Accessible rooftops.

Façade

Formation of the façade enclosure with an exterior brick outer sheet of 1/2 a foot of perforated brick, external renderings and a projection of polyurethane foam of 3.00 cm with a density of 35 kg/m³, air chamber and a metallic structure of galvanized plate, heat/thermic insulation of rock wool and two plasterboard panels of 13 mm. Carried out complying with the regulations CTE.DB HE Energy saving; DB HS Health regulations and NTE-FFL Façades: brick factory.





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Internal partition

Internal partition of the house made with a supporting metallic structure of galvanized steel sheet, on which 2 plates of 13 mm of thickness of plasterboard are screwed on both sides, placing an internal acoustic insulation of rock wool, considering waterproof plasterboard plates in the parameters of humid rooms. Carried out complying with the regulations CTE.DB HE Energy saving; UNE 102040 IN, assembly of the partition of plasterboard sheets with metallic structure; NTE-PTP, partitions: partitions of boards and panels.

External finishes

The external finishes are made of continued top-coating of fine-grained in white with horizontal bands in compliance with the CTE. DB HS Health implementing regulation and NTE-RPE, coating parameters: rendering. In some facings, the exterior will be coated with natural stone like brown emperador marble or biscuit stone from Casares.

Suspended ceilings

The suspended ceilings will be made with metallic supporting structures on which laminated plasterboard will be placed IDF/UNE-EN 520 – 1200 / 2500 / 12.5 Phonique 13 PL ACO. Wooden receptacles will be placed to access the air conditioning units. The minimum clearance height will be of 2.90m.

Floorings

The floorings will be made with porcelain materials of high quality in several format. Lappato finishing in the living room and kitchens, and non-slip natural finishing in bathrooms, porches and terraces. In the bedrooms, three-ply wooden floorings will be placed in planks of 19 cm wide, with suit able material on top of the radiant floor. In the basement a 30 X 30 gres ceramic tile will be in garage and technical rooms.





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Bathroom tiling

The walls of the bathrooms will be made with tiling on some walls, with porcelain stoneware material of the same quality as the floor of the housing or natural stone (marble or limestone), in accordance to the architects' design, to a determined height and the rest painted with an anti-humidity treatment. Complying with the NTE-RPA regulation, parameter coating: Tiling.

Woodwork

High quality woodwork with sheets of 2.40 m in height, except in the basement, in broken white lacquer or varnished in accordance with the design, concealed hinges and a seal to avoid door slamming. Entrance door with steel core and exterior of treated hardwood for weathering and a safety lock. Wardrobe of 2.40 (minimum) in height, with shelves, clothes bar and a high quality chest of drawers.

Aluminium Carpentry

Aluminium carpentry made with high quality sections, including Climalit double glazed with thermal control. In accordance with the specifications of the CTE. DB HS Health regulations, CTE DB HE Energy saving; NTE-FCL Façades: Light alloys carpentry.

Shower enclosures

Shower enclosures made with safety and anti-lime scale glass with stainless steel hardware. Glass Inox or Sanycces.





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Painting

Interior painting of smooth plastic high-quality paint or similar, in compliance with the NTE-RPP regulation:
Parameter coating: paints.

Swimming Pool

Saltwater swimming pool with purification equipment and pool lighting.

Kitchen

Fully assembled kitchen with all doors and drawers in a high quality finish, high quality worktop SILESTONE or NEOLITH porcelain or similar and appliances of high quality of the brand SIEMENS in stainless steel and with integrated dishwasher.

Sanitation

House sanitation with separating networks, wastewater and rainwater, in a high resistance PVC drainpipe, in compliance with the UNE 5332 regulations.





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Electrical installation

Complete electrical installation in the house with mechanisms of high quality and compatible with home automation, with general and secondary control panel complying with the regulations of low voltage in force. Including basic illumination in bathrooms with led-type halogen.

Air-conditioning and heating system

Housing HVAC with ALTHERMA system, which combines air-conditioning and underfloor water heating. The underfloor heating system in bathrooms is electric and the installation of the air-conditioning in the living room and dormitories through interior machines, with independent control in all the rooms. The basement is not equipped with air conditioning or underfloor heating.

Sanitary hot water installation

Production of Solar Sanitary Hot Water, through high-performance solar panel equipment with a storage tank of 200 litres, this system relies on the ALTHERMA system with a 260 litre tank in a secondary circuit.

Bathtubs

High quality steel bathtubs without hydro massage, of the brand KALDEWEY or similar with taps and shower.





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Plumbing installation

The plumbing installation will be done through reticulated polyethylene pipes and ARMAFLEZ shells for cold water. Water loop circuit for the maintenance of the hot water circuit. Placing of water softener in the entrance of the house.

Sanitary appliances

Sanitary appliances of high quality of high quality in white, with an integrated cistern on the wall and double push buttons of the bolero model of the brand GEBERIT. High-resistance integrated sinks on the worktop, KORIAN or similar, with furniture under the worktop.

Bathroom fittings

High range bathroom fittings of the brand RITMONIO, GLITTER model or similar, with an automatic drainage and design sprayers according to the criteria of the architects.

Telecommunication installation

The telecommunications installation, television and telephone, will be done in accordance with the regulations in force with television and telephone sockets in the main rooms and kitchen and exterior sockets for television in the main porch.

* There is an installation of fiber-optic Internet throughout Santa Clara.





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Home automation

The installation of home automation will be the basic one to control curtain motors, lighting, heating systems and alarms, prepared for the extension of functions according to the customer's preferences, through the corresponding improvement packs that will be considered. The installation has the option to be controlled via internet with the Icon App, specially designed for this purpose.

Security system

The house will be equipped with an alarm installation with interior motion detectors and window sensors. A pre-installation of intrusion control barriers in the garden will be provided.

Exteriors

Landscaping with a singular Mediterranean landscape, irrigation installation and lighting pre-installation in the gardens which the customer can later customize after the keys to the house are handed over.

* The diagrams included with all brochures are mere proposals by the designers; the landscaping and the furniture are not actually to be made. With regards to the landscaping, trees and plants are considered to be vulnerable to changes and their state has been depicted over a growth period of many years. As for the furniture, it has not been considered within the sale price.

*General note for all building and material specifications that make up the architectural Projects included here: All building and material specifications mentioned in this brochure apply to all architectural projects to be carried out. Nonetheless, given that projects have been and will be drafted by different architects, the particular building and material specifications to be implemented shall be those that are stipulated in each purchase agreement.





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