

FOUNDATION AND STRUCTURE:

Formation of foundation slab, with an concrete and re-inforced bars according to project.
 Basement wall will be built with reinforced concrete and corrugated bars.
 Waterproofing of the lower section of the foundation slab with polypropylene sheet, for moisture removal.
 Staircase reinforced concrete according to project.
 Use of concrete according to project in all the execution of foundations and structure.
 Performing laboratory testing of all concrete pours.

MASONRY

The exterior facade will be clad with a 11 cm thick triple hollow ceramic block, covered with cement mortar, using support lintels (precast concrete beam or double beam) where necessary.

Internal partitions using a 7 cm thick double hollow ceramic block, covered with cement mortar, including the placement of lintels where necessary..

Exterior cladding for the facade cladding with a 15 mm thick mono layer mortar, also exterior tiles will be added in defined areas as per elevation drawings.

Interior partitions and ceilings covered with plaster finished manually with smooth finish.

The fixing of the Aluminium carpentry will be done on an aluminium sub frame previously placed on the brick with claw fixing.

Formation of non-traversable sloping roof, finished in ceramic tile. The passable roof terraces covered floor finish according to project quality, after carrying out thermal insulation, slopes and waterproofing, ending in ceramic tile.

Formation of chimneys for smoke exit from individual kitchens, with the same finish as a single-layer mortar for the facade and a precast concrete hood.

Construction of the elevator shaft with 11 cm thick solid ceramic brick with cement mortar.

Placement of UPN 120 profiles in the elevator shaft to locate the guides of the cabin if necessary.

Exterior cladding of the facade cladding with ceramic cladding facing brick, in defined areas in measurement for this finish, received with flexible glue mortar.

FLOORS AND TILES

Cladding on the façade, in defined areas for this completion, received with high-performance glue mortar for external reception, as shown.

Tiling in wet rooms (kitchens, bathrooms), fitted with high-performance glue mortar.

Interior paving for homes or exterior terraces, received with high-performance flexible glue mortar or cement grout, including placement of baseboards referenced with the pavement and grouting all in the same colour.

Cladding for the interior staircase of the dwelling by placing granite steps, in white Spanish marble or in material according to the project definition, 2 cm thick, including skirting boards made of the same material, 7 cm high, including landings and hallways.

COATINGS, INSULATION, PAINTING AND FALSE CEILINGS

Thermal, acoustic, waterproofing insulation in residential backings, based on rigid polyurethane foam projected 'in situ'.

Laying of anti impact flooring for sound proofing between floors.

Placement of window sills in Crema Marfil marble, limestone or similar quality, 2 cm thick.

Placement of false ceiling by placing 13mm thick laminated plasterboard in non-humid departments necessary for air conditioning conduction.

Placement of acoustic insulation between housing party walls.

APPLIANCES:

An extractor hood in kitchen and cooking hob.

NOTE: The owners and management reserve the rights of making any change to this memory of qualities.

CARPENTRY AND GLAZING

Exterior carpentry of the building will be finished in Aluminium, with thermal bridge break in black colour.

Window shutters with frame manually operated.

Front entrance door in white with security lock and security hinges.

Wardrobe fronts with folding doors with small grooves, white lacquered with Interior metal railing.

RF-60 metal fire doors according to project.

Metal entrance door to main building with two coats of lacquer finish, with safety glass.

Glazing in Windows with double glazing and an air chamber.

Double glazed balcony windows with air chamber, made up laminated safety exterior glass on the outside, air chamber and laminated safety interior glass.

ELECTRICAL INSTALLATION

Placement of earth connection in foundation slab with bare copper of 35 mm 2 and pikes of 2 meters.

Mechanisms and keys for the interior of the house Niessen Zenic white or similar.

Points of light, plugs, television and telephone, according to the plan for the electricity installation of the project. I.C.T. is included with a centralised installation of individual electric meters.

Placement of direct interior LED lighting complete of the house, according to the project plan.

Placement of indirect LED interior lighting, according to the project plan.

Pre-installation for a/c.

Video phone entry system in each apartment.

SANITATION AND PLUMBING INSTALLATION

Installation of sanitation and evacuation of wastewater and rainwater, in PVC pipes of diameters and distribution of each point detailed in project plans.

It includes a general line for supplying drinking water to the home from an existing meter.

Carrying out installation of interior plumbing in the home, in 'PPR' pipes, with diameters and distribution of each point detailed in project plans, including stopcocks and auxiliary material necessary for its correct execution.

Supply and install of Ideal Standard or similar brand low tank compact toilets.

Supply and complete assembly of basins with furniture according to project.

Supply and complete assembly of acrylic shower trays, measures according to project, and dublin single-lever mixer for concealed column shower.

Aerothermatic boiler system for hot water (110 Ltr).

RESIDENCIAL TOKAI

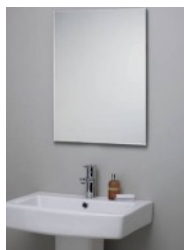
INCLUIDO / INCLUDED



Accesorios equipado
Appliances fitted



Accesorios equipado
Appliances fitted



mampara de ducha y espejo

Shower screen and bathroom mirrors



Iluminación LED
Salón, comedor, dormitorios (3), pasillo

LED lighting
Lounge, dining area, bedrooms, hallway