

BUILDING SPECIFICATIONS LLEONS 7. EL ALBIR.

STRUCTURE AND CABINET

Structure using load-bearing walls and exterior enclosure formed by a double sheet of exterior brick, plastered with single-layer mortar and interior ceramic brick sheet with projected plaster.

The interior distribution is made up of ceramic brick partitions covered with projected plaster and mortar mashing with tiling in wet areas.

INSTALLATION OF PLUMBING AND DHW.

Installation of plumbing and DHW using insulated multilayer thermoplastic pipes in main and return pipes, with recirculating pump for hot water.

Contains pre-installation for solar panels, thermosyphon system and electric water heater for DHW.

AIR CONDITIONING INSTALLATION

Pre-installation of air conditioning (cold - hot air) with the latest generation R-32 splits system type Carrier, Gree or similar, which contain an outdoor unit located on the South facade.

This installation is located in all the rooms of the house, except in the bathrooms, as they include Electric Radiant Underfloor Heating with thermostat.

ELECTRICAL INSTALLATION

Electrical installation of the whole house complying with the regulation of B.T. and Telecommunications.

High energy efficient LED spotlights and luminaires installed in common areas and inside the house (kitchens, bathrooms and corridors).

Autonomous electrical mechanisms that offer greater energy efficiency such as lighting in common areas through presence detectors to maximize energy efficiency and light regulators.

Pre-installation of photovoltaic generator for self-consumption and support for the underfloor heating

The electricity installation according to the new Low Voltage electronic regulation will be for 220-230V with a protection panel in the garage and independent circuits according to a high degree of electrification.

TV, FM and telephone sockets in kitchen, living room and bedrooms.

It has had beacons and exterior panels and watertight outlets in the garden area.

The entire interior of the house is equipped with low consumption LED lights.

The kitchen will be of electrical consumption.

VIDEO INTERCOM

Color video intercom with a screen on each floor to control access to the plot connected by cable.

PAVEMENTS:

Ground floor and upper floor: VITACER glazed porcelain stoneware floor tiles, model ADVANCE ANTHRACITE, 60 x 120 rectified, placed with a 2 mm joint.

Exteriors: Glazed porcelain stoneware ceramic flooring - ANTI-SLIP - VITACER model ADVANCE ANTHRACITE of 60 x 120 rectified placed with a 2 mm joint.

Access to vehicles and outdoor areas of terraces: VITACER non-slip glazed porcelain stoneware ceramic flooring.

FALSE CEILINGS

Continuous suspended DROP ceiling, smooth with metal structure, formed by a plasterboard plate where appropriate, depending on the project.

VERTICAL COATINGS:

INTERIORS

Wet rooms: ADVANCE rectified porcelain stoneware tile, METALO OXIDE 60 x120 model, laid horizontally with a 2 mm joint.

Other rooms: Mastered plaster coating and white plastic paint.

OUTDOORS

Facades and windowsills: White monolayer waterproof mortar with a smooth finish, over cement mortar mashing.

Window flashing and balcony doors, threshold piece: White artificial stone.

CARPENTRY:

Exterior carpentry: Aluminum with sliding leaves with 3 + 3/8/4 guardian sun glass chamber from the CRS-77 series by EXLABESA lacquered in matt RAL 7016 with pre-frame and overlap.

All with a height of up to 2.10 meters.

Interior carpentry (interior doors, built-in wardrobes ...): white lacquered MDF. Smooth.
Height: 2.10 m. and loft. Cranks and accessories stainless finish.

Exterior railings: Safety laminated glass railings, made up of two 4mm thick panes joined by two colorless polyvinyl butyral sheets.

Access door to the house: Double-sided sheet metal door with polyurethane intermediate and 3-point lock.

Garage door: 1-leaf sectional sheet metal door. Motorized

SANITARY

Washbasins: White enamelled sanitary porcelain washbasin, countertop, equipped with single-lever mixer taps, high spout, chrome-plated finish.

W.C .: Wall-hung toilet with recessed tank, in white enamelled sanitary ware.

Shower: White resin shower trays, equipped with built-in thermostatic taps, chrome finish, hand shower with flexible hose and Rain Shower.

KITCHEN FURNITURE AND EQUIPMENT

Kitchen furniture, with high and low units with lower plinth, in wood with a white lacquered finish and Corian, Silestone or similar brand top 62 cm wide and 2 cm thick, double beveled edge, with 80 cm single sink wide incorporated of the same material.

The kitchen on the first floor is equipped with an induction cooker, electric oven, extractor hood, built-in dishwasher, microwave and refrigerator, all from BOSCH brand.

Pre-installation of washing machine, dryer, and water point in Gallery.

Hansgrohe type kitchen tap or similar.

GARDENING AND OUTDOORS

Planting of different tree species, citrus fruit trees, palm trees, etc.

Side of the house covered with artificial grass.

Garden lighting with low consumption beacon-type luminaires.

POOL

Filtration through skimmers and tiling of walls and floors with light blue colored mosaic tiles.
With filtration and purification equipment and machinery.

The Pool Lighting will be with 3 LED spotlights inside.