

Specifications



MASTER BUILDERS
SINCE 1972



RESIDENCIAL “GREEN 12”

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SPECIFICATIONS

Foundation

Consisting of a ground slab of reinforced concrete, according to the geotechnical study.

Structure

Of reinforced concrete with pillars and rib structure, constructed on the site.

Exterior walls

Walls of blocks type Termoarcilla, 14 cm thick.

Interior partitions

Stud walls with double laminated gypsum panels 15+15 mm.

Inclined decorative roofs

Covered with Arabic type roof tiles.

Thermal and acoustic insulation

On façades by means of an air chamber with mineral wool LW, with sufficient thickness and conductivity to obtain energy efficiency classification.

Between the apartments with solid bricks, 11 cm thick, and thermal-acoustic insulation of mineral wool on both sides, finished with stud walls with laminated gypsum panels, 15+15 mm.

On floors, to protect against propagation of sound, reticulated polyethylene foil, 5 mm or 10 mm thick and floating floor slab of cement mortar, 5 cm or 4 cm thick, according to floor slab.

On the floor slab on the ground floor and on flat roof terraces, thermal insulation by means of high density extruded polystyrene panels.

On windows with double glazing for thermal and sound insulation, consisting of two glass panes, divided by a sealed air chamber.

On roof terraces with light-weight concrete with expanded clay, minimum thickness 5 cm.

Waterproofing

On roof terraces, open and covered terraces with asphalt sheets type LBM-40FP (4 kg/m²) with reinforcement of polyester.

On inclined roof areas by a waterproof film, consisting of three layers of elastic acrylic paint.

Walls and ceilings

The ceilings of bathrooms, shower rooms or where required by the air conditioning installation, are finished as suspended ceilings of gypsum panels, dismountable in certain areas for revision, where the interior air conditioning units are projected.

Exterior vertical and horizontal surfaces will be parged with gunned, fibreglass-reinforced waterproof mortar plaster with rough texture and joints according to design. Finished with breathable plastified paint.

Bathroom and kitchen walls tiles with wall tiles of the make Porcelanosa. Models Old Beige 33,3x44,6 and Newport Beige 33,3x44,6 in apartments with 1 bedroom. Models Old Beige 33,3x100 and Newport Beige 33,3x100 in apartments with 2 and 3 bedrooms. Models Century Beige 33,3x100, Old Beige 33,3x100, Newport Beige 33,3x100, Park Beige 33,3x100, Liston Chelsea Arce 31,6x90, Marmi China PV 31,6x90, Dover Caliza 31,6x90 and Dover Modern Line Caliza 31,6x90 in penthouses.

Floor finish in garages with a layer of cement mortar, finished with paint.

Formation of curtain blinds on glass doors and windows. Formation of covings on the suspended ceilings in the main rooms, for a future illumination with LED-strips (not included).

Interior floor covering

The entire apartment with floor covering of the make Porcelanosa series Newport Beige 44,3x44,3 in apartments with 1 bedroom, Newport Beige 59,6x59,6 in apartments with 2 and 3 bedrooms and Chelsea Arce 19,3x180 and Chelsea Arce 29,4x180 in penthouses.

Thresholds and upper parapet finish with micrograin marble in colour Crema Marfil.

Exterior floor covering

On open terraces and covered terraces, anti-skid floor covering of the make Porcelanosa series Deep Light Grey 29,7x59,6. On roof terraces-solarium, anti-skid floor covering of the make Porcelanosa series Bottega Acero, 80x80.

Exterior carpentry elements

Windows and doors with PVC profiles in anthracite colour on the outside and white on the inside.

Installation of motorised aluminium roller blinds in anthracite colour on both sides on doors and windows in the living-dining room and in the bedrooms.

Interior carpentry elements

Passing doors of solid chipboard, DM type, water-resistant, lacquer finish alternatively in white or oak colour.

Wardrobes with folding or sliding doors, according to plans, lined on the inside with laminate in wood imitation. Interior layout with drawers in the lower part, partition for the formation of an upper compartment and clothes rail.

Entrance door to the apartment with reinforced leaf, peephole, panel of solid chipboard, DM type, water-resistant, lacquered on the inside alternatively in white or oak colour and on the outside in a light wood colour.

Sanitary installations, sanitary objects and bathroom fittings

Cold and hot water net with high density reticulated polyethylene pipes.

Sewage pipes of PVC.

The hot water system is projected with the installation of aerothermal water heaters with heat pump.

Sanitary objects of the make Noken by Porcelanosa, series Hotels. Wash basins and toilets for wall installation, the latter with recessed cistern.

Baths with hydro-massage water and air system in the master bathroom of penthouses, make Porcelanosa, model Minimal Duo 190x120.

Prefabricated shower trays by Porcelanosa model Land Stone in the bathrooms, according to plans.

Single-lever mixer taps of the make Noken by Porcelanosa series Hotels in the bathrooms.

Accessories of the make Noken by Porcelanosa.

Shower screen in the bathroom of the master bedroom.

Bathroom furniture under the wash basin in the bathroom of the master bedroom.

Kitchens

Kitchen furniture of the make Gamadecor by Porcelanosa series Residence in white colour and series Emotion in penthouses.

Single-lever mixer of the make Noken by Porcelanosa.

Ceran hob with four hotplates and electric recessed oven of the make Bosch.

Stainless steel extractor hood of the make Thermex. In penthouses, electrical household appliances of the make Miele.

Stainless steel sink, fitted under the worktop.

Worktop on the base kitchen furniture units of Silestone or in similar quality.

Electrical installations

Electrical mechanisms model Simon series 82 Detail.

Supply lines, expert opinion of the Delegation of the Ministry of Industry and contracting with the supply companies for water and electricity (9.2 kW in 1, 2 and 3-bedroom apartments and 17.32 kW in penthouses).

Air conditioning and air exhaust installation

Zoned air conditioning installation by means of conducts and diffusion grilles, with exterior units located on the communal roof terrace of the building and individual interior fan-coils in each apartment, hidden over the suspended gypsum ceilings in bathrooms and kitchens.

Air exhaust system for ventilation of the apartments, consisting of exhaust units with grilles, installed in bathrooms, shower rooms and kitchens, conduct and extractor installed in wet rooms.

TV, telephone and alarm installation

Communal installation for a TV-antenna according to regulations.

TV connections in the living room and in the bedrooms.

Telephone connections in the living room and in the bedrooms.

Pre-installation for an alarm system.

Fire detection installation in the kitchen.

Electronic door phone for opening the door to the staircase and the access door to the urbanisation.

Lifts

With capacity for six persons, stop on all floors and automatic doors.

Outdoor swimming pools and spas

Private swimming pool in each of the penthouses with 5x3 m and 1.30 m water depth, heat pump Astral-Pool and swimming pool cover, manual operation.

Spa with hydromassage, water only, model Select 70, in each of the penthouses.

Communal areas

Urbanisation:

Underground sewage system.

General supply line for electricity to the central connection point of the building.

General supply line for drinking water to the central connection point of the building.

General telecommunications net to the connection box inside the building.

Street lighting in the communal areas.

Connection to the general digital terrestrial TV-net.

Gardening:

Natural stone walls on the perimeter, with metal fence on top.

Fillings and garden earth.

Footpaths with floor covering and access for vehicles.

Terrace around the swimming pool, with anti-skid floor covering.

Landscaping with Florida grass, plants and jasmin hedges.

Automatic subterranean watering system with sprinklers and drip watering system for the hedges.

Pedestrians' access door to the urbanisation.

Motorised sliding door for vehicles at the access to the urbanisation.

Central mailboxes.

Communal swimming pool:

2 exterior swimming pools, one for adults with constant water depth 1.30 m and another one for children, 0.30 m water depth, according to plans. Communal showers.

Garages and storage rooms:

Closed garages in the basement, with common access for vehicles and pedestrians. Each garage has a storage room.

Costs included:

Fees for Architects and Technical Architects

Building licence

Decennial insurance

Increment-value tax

Contracting for water and electricity (9.2 kW in 1, 2 and 3-bedroom apartments and 17.32 kW in penthouses)

NOTES:

No changes inside the apartments are possible, once the structure of the corresponding floor is finished. At that time, all interior finishing materials must



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be defined as well, otherwise these materials will be determined by Construcciones Hispano Germanas, S.A., without the possibility of later modifications.

Construcciones Hispano Germanas reserves the right to carry out changes, provided they do not imply any decrease in quality.

Scheduled completion date:

Phase 1 (building 1000 with 20 apartments, gardens and communal swimming pools): Completed on 17 December 2018.

Phase 2 (building 2000 with 20 apartments and gardens): December 2019.