

Specifications



MASTER BUILDERS
SINCE 1972



SEVILLA 7

CHG Sales Office • (+34) 96 295 90 10

info@chg.es

CHG.ES



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SPECIFICATIONS

Foundation

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

Thermal and acoustic insulation

On facades 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 upper 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.



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Walls and ceilings

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

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

Bathroom and kitchen walls tiles with wall tiles of the make Porcelanosa.

Interior floor covering

Interior floor covering of the make Porcelanosa.

Thresholds and upper parapet finish with marble in white colour.

Exterior floor covering

Anti-skid floor covering of the make Porcelanosa on roof terraces and open terraces.

Exterior carpentry elements

Windows and doors consisting of PVC profiles in colour anthracite.

Installation of motorised aluminium roller blinds in anthracite colour on both sides on the windows 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 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.



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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 aérothermal water heaters with heat pump.

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

Prefabricated shower trays by Porcelanosa, according to plans.

Single-lever mixer taps of the make Noken by Porcelanosa 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.

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.

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.

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).



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Air conditioning and air exhaust installation

Air conditioning with conducts and diffusion grilles, with exterior units installed on the communal roof terrace of the building and individual fan-coils inside each apartment, hidden over the suspended ceilings in bathrooms or kitchens.

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 access door to the urbanisation.

Lifts

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

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.

Street lighting in the communal areas.

Connection to the general digital terrestrial TV-net.



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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.

Parking:

Covered outdoor parking spaces on ground level.

Costs included:

Fees for Architects and Technical Architects
Building licence
Decennial insurance
Increment-value tax
Contracting for water and electricity (9.2 kW)

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



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

Scheduled completion date:

Spring 2020.