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# RESIDENCIAL HOYO 17

## *SPECIFICATIONS*







# SPECIFICATIONS

## RESIDENCIAL HOYO 17

### ► FOUNDATION

Consisting of a ground slab of reinforced concrete, according to 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 PARTIPIONS

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

### ► INCLINED DECORATIVE ROOFS

Covered with Arabic type roof tiles.

### ► 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 classifica.
- 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/m<sup>2</sup>) 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

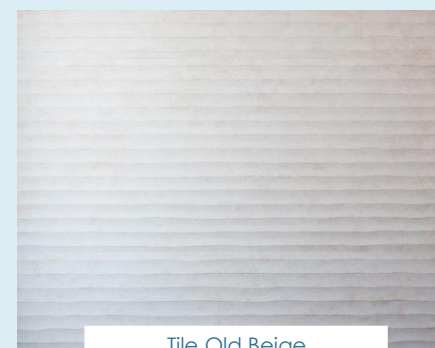


certain areas for revision, where the interior air conditioning units are projected.

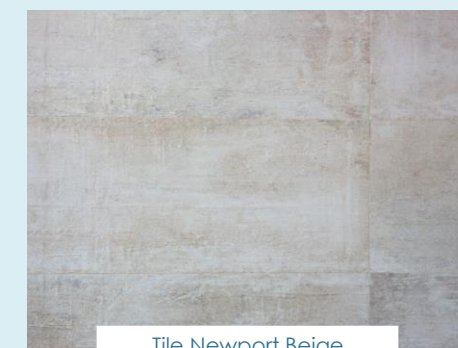
- Exterior vertical and horizontal surfaces will be parged with gunned, fibreglass-reinforced waterproof mortar plaster with rough texture and joints according to design. Finished with breathable plastified paint.
- Bathroom and kitchen walls tiles with wall tiles of the make Porcelanosa. Models Old 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 Old Beige 33,3x100, Newport Beige 33,3x100, Park Beige 33,3x100, Marmi China 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

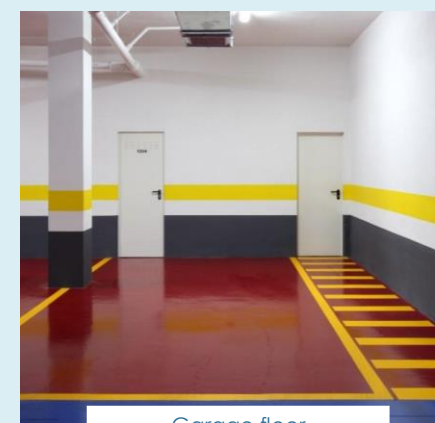
- The entire apartment with floor covering of Porcelanosa brand series Newport Beige 44,3x44,3 in apartments with 1 bedroom, Newport Beige 59,6x59,6 in apartments with 2 and 3 bedrooms and Oxford 22x90 and Oxford 14,3x90 in penthouses.
- Thresholds and upper parapet finish with artificial stone.



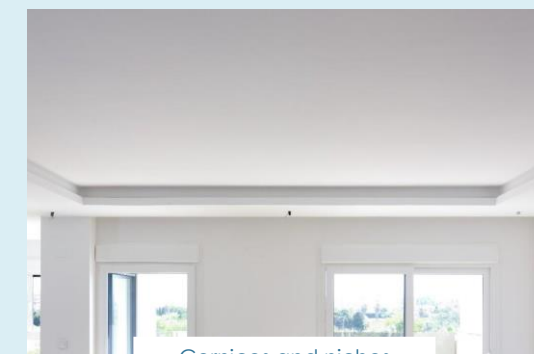
Tile Old Beige



Tile Newport Beige



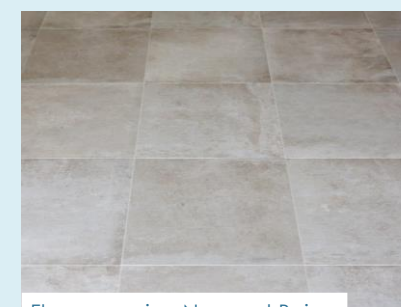
Garage floor



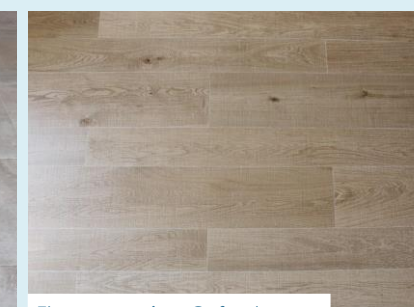
Cornices and niches

### ► EXTERIOR FLOOR COVERING

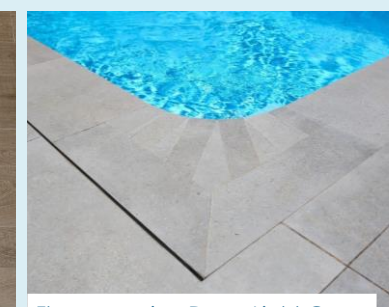
- On open terraces and covered terraces, anti-skid floor covering of the Porcelanosa brand series Deep Light Grey 29,7x59,6. On roof terraces-solarium, anti-skid floor covering of the Porcelanosa brand, series Bottega Acero, 80x80.



Floor covering Newport Beige



Floor covering Oxford



Floor covering Deep Light Grey

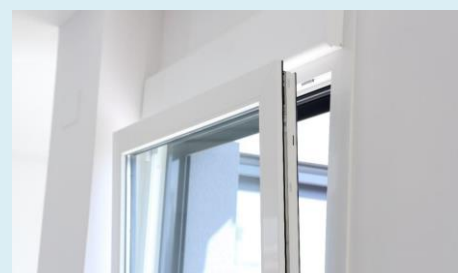


## ► EXTERIOR CARPENTRY ELEMENTS

- 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

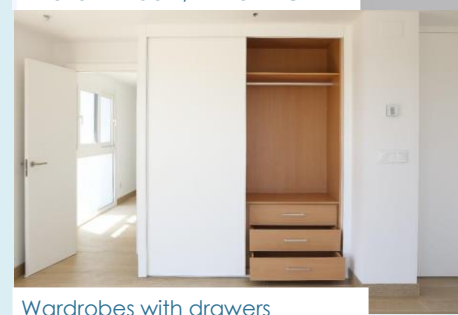
- Passing doors of solid chipboard, DM type, water-resistant, lacquer finish alternatively in white or oak colour.
- Wardrobes with folding or sliding doors, according to plans, lined on the inside with laminate in wood imitation. Interior layout with drawers in the lower part, partition for the formation 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.



Interior window, white PVC



Exterior window, anthracite PVC



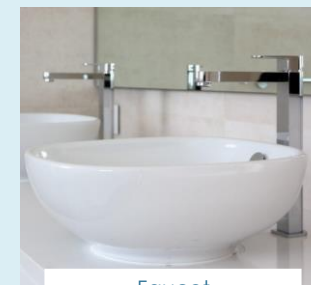
Wardrobes with drawers



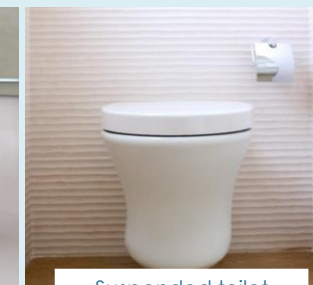
Water-repellent wooden doors

## ► SANITARY INSTALLATIONS, SANITARY OBJECTS AND BATHROOM FITTINGS

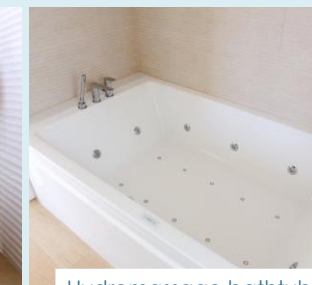
- Cold and hot water net with high density reticulated polyethylene pipes.
- Sewage pipes of PVC.
- The hot water system is projected with the installation of athermical water heaters with heat pump.
- Sanitary objects of the make Noken by Porcelanosa, series Hotels. Wash basins and toilets for wall installation, the latter with recessed cistern.
- Baths with hydro-massage water and air system in the master bathroom of penthouses, Porcelanosa brand, model Minimal Duo 190x120.
- Prefabricated shower trays by Porcelanosa model Line in the bathrooms, according to plans.
- Single-lever mixer taps of the make Noken by Porcelanosa, series Hotels in the bathrooms.
- Accessories of the Noken by Porcelanosa brand, series Hotels.
- Shower screen in the bathroom of the master bedroom.
- Bathroom furniture in the bathroom of the master bedroom.



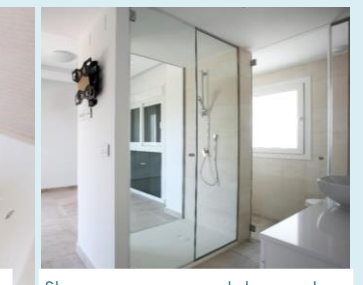
Faucet



Suspended toilet



Hydromassage bathtub



Shower screen and shower tray



## ► KITCHENS

- Kitchen furniture of Gamadecor by Porcelanosa, series Residence in white colour in the apartments with 1, 2 and 3 bedrooms, and series Emotion in penthouses.
- Single-lever mixer Architect of the brand Noken by Porcelanosa.
- Ceran hob with four hotplates and electric recessed oven of the BOSCH brand. Stainless steel hood of the Thermex brand. In penthouses electrical household appliances of the Miele brand.
- Stainless steel sink, fitted under the worktop.
- Worktop on the base kitchen furniture units of Silestone in Blanco Zeus 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 video 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 hot tub with hydromassage SOLO AGUA 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 at the edge of the golf course, 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 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.

The materials, elements, procedures and specifications described in this document are indicative and subject to modification by technical requirements of the Optional Management of the construction works and the regulations in force, guaranteeing in any case the maintenance of the general level of quality of the building and the apartments.

## ► SCHEDULED COMPLETION DATE:

- **Phase 1** (building 1000 with 20 apartments, gardens and communal swimming pools): **june 2021**.
- **Phase 2** (building 2000 with 20 apartments and gardens): **june 2022**.





PROMOTES



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