



# LOS LAGOS

R E S I D E N T I A L

## *SPECIFICATIONS*





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## LOS LAGOS RESIDENTIAL

### ➤ STRUCTURAL SYSTEM

**Foundation** consists of reinforced concrete slab laid on a protective barrier of granulated polyethylene sheet.

**Sanitary slabs** are based on reinforced concrete slab supported on load-bearing walls.

**Aerial structure** is based on intraslatinal porticos of forged beams, girders and reinforced concrete slabs on steel pillars, with dosage, geometry and armed according to structural calculations.

### ➤ FACADES

**Main sheet** is made of non-load-bearing 20 cm aerated concrete blocks, covered on the inside with water-repellent cement mortar.

**Exterior coating** with monolayer and waterproof paint and exterior ceramic cladding with rectified ceramic pieces model FOREST wood imitation Maple Oak or similar by PORCELANOSA GROUP, where it is planned according to the plans.

**Interior sheet** is based on self-supporting laminated plasterboard of high strength on metal profiles, incorporating mineral wool insulation inside to reinforce the thermal and acoustic behavior of the facade.

Insulation thicknesses depend on energy calculations to optimize the facade to obtain an A or B energy classification. Minimum insulation thickness in facades is 80 mm.

### ➤ ROOFS

**Not passable roofs:** base on multilayer system with: formation of slopes based on cell mortar of arlita; waterproofing based on an oxysulphate sheet armed with fiber glass with thermal-bounded attachment; geotextile separating layer for protection; layer of regularization of dry mortar; thermal insulation of extruded polystyrene plates of high-performance, thermal, separating layer of geotextile; termination layer using tracked layer of limestone bolus, of 50/80 mm in perfectly leveled floor.

Insulation thicknesses depend on energy calculations to optimize the roof to obtain an A or B energy classification.



## ➤ EXTERIOR CARPENTRY ELEMENTS

**PVC elements:** based on a system of aluminum sub-frames bolted at the factory, in anthracite color, with profiles of Rehau Euro-Design brand 70 or similar, with five chambers, two joints and 70 mm of total depth. Tilt/swing or sliding opening system according to plans. The exit doors to the terrace from the living room will be flush with the floor.

Where it is foreseen, extruded aluminum roller blinds of the same characteristics as PVC elements, with motorized drive.

**Exterior glass:** based on double multilayer climalit glass 4+4/14/3+3: outer safety glass 4+4 mm.

**Safety PVC door** of 900 x 2200 mm, with five closing points, and reinforced galvanized steel interior structure.

## ➤ COMPARTMENTALIZATION SYSTEM

**Interior partitions** with laminated plasterboard of improved strength and posts of 70 mm and mineral wool insulation inside. Finishing with smooth plastic paint of white color, in two layers.

## ➤ CARPINTERÍA INTERIOR

**Hinged interior doors** made of MDF board, plain and with horizontal

grooves, glued rebates and flashing fillets, perimeter rubber damping seal, all elements in white colour.

Stainless steel handles of the brand Eurolatón, ref. 8001.

**Modular wardrobes** in MDF panel, interiorly covered with textile imitation laminate; shelves and upper compartments, plain sliding doors lacquered in white colour with soft closing system.

## ➤ FLOOR AND WALL COVERINGS

**Inside:** rectified porcelain stoneware pavement model VELA NATURAL, format 60 x 60, by PORELANOSA GROUP, taken with special glue of high performance adhesion, on the basis of self-leveling mortar.

**On outdoor terraces:** rectified porcelain stoneware pavement model VELA NATURAL, format 60 x 60, non-slip, by PORELANOSA GROUP. The pavement of the outdoor terraces is elevated at the same level as the interior pavement. The pavement of the solarium terraces will be solved with the same system.

**In bathrooms** the shower cabins will be covered with porcelain tile model VELA BLACK, format 31x90 cm, by GRUPO PORCELANOSA, placed horizontally. The rest of the bathroom will be finished with washable matt enamel paint in off-white tone.



**In dry areas and the rest of the property**, finished with white smooth plastic paint in two layers, on the previously prepared support.

**False smooth interior ceilings** are made of plasterboard, with curtain rods according to plans. Finished with white matte plastic paint in three layers. In bathrooms a removable false ceiling will be used to control the facilities.

### ► PLUMBING INSTALLATION

#### **Cold water installation, including:**

Interior cold water network is based on uprights and derivations from internal general passkey to points of consumption and supply, by channeling of reticulated polyethylene (PEX).

#### **Sanitary hot water installation, including:**

- Sanitary hot water generator equipment, by means of high energy efficiency aerothermal system, with heat pump.
- Internal hot water network is based on uprights and derivations from the aerothermal to points of consumption and supply, by channeling multilayer pipes of cross-linked polyethylene with aluminum core (PEX-AL-PEX).

### ► ENVIRONMENTAL THERMAL CONDITIONING INSTALLATION

Installation of air conditioning ducts, based on air zone system, air-liquid refrigerant heat pump, inverter, separate compressor-evaporator and air conduction conditioned with duct system, with individual thermostats for temperature regulation in the living room and bedrooms.

### ► INSTALLATION OF TREATMENT AND INDOOR AIR QUALITY

- Controlled mechanical extraction installation (VMC) based on a centralized mechanical-controlled extraction system, for indoor air extraction ventilation, consisting of Siber-type in-line extractors or equivalent.
- Ventilation installation in the kitchen by forced extraction with extractor hood integrated in the furniture.

### ► ELECTRIFICATION INSTALLATION

#### **Indoor electrical installation in Low Voltage, which includes:**

- Connection facilities and general power line with the street electrical network and general protection box.



- Indoor distribution network, in Low Voltage, with high electrification, 11 interior distribution circuits and 2 for the exterior. Decorative control mechanisms and bases type Simón 82 Detail or equivalent in white colour.
- Earth-earth protection network, based on an independent protection network, an earth connection network buried in the ground and equipotential protection networks in bathrooms.
- Elevated degree of electrification, according to specific indications of the Low Voltage Electrotechnical Regulation.
- Dimensioned circuits for single phase power of 9.2 KW.
- Channeling for TV and telephony.

## ➤ SECURITY INSTALLATION

Pre-installation for a multi-zone security system using infrared detectors for indoor presence, microprocessed control and alarm central.

## ➤ BAÑOS

- Shower tray by PORCELANOSA, model SLATE MINERAL STONE BLANCO ref. 100259689.

- Countertop washbasin, model SLENDER FINE EDGE CIRCULAR in WHITE color.
- Suspended toilets, model ACRO COMPACT RIMLESS 49 cm with soft closing of the seat and built-in cistern.
- Transparent 4/4 tempered safety glass screens and chrome hanging and opening fittings on shower trays.
- Polished mirrors on the wall above sink countertops.
- Faucets and accessories in bathrooms and toilets are of the brand Noken by Porcelanosa from the Hotels series, chrome finish.

## ➤ KITCHENS

- German-made kitchen by ROTPUNKT, POWER MX model (or equivalent), finished in matt lacquer according to the distribution indicated on the plans. Full-extraction drawers and drawers with soft closing.
- Linear quartz-resin countertop, Silestone Blanco Zeus or equivalent.
- Stainless steel sink of Blanco brand equipped with mixer tap Noken by Porcelanosa.



## Home appliances

- BOSCH multifunction oven, with removable guides with maximum security brake, electronic display and electronic programming.
- BOSCH induction hob with three cooking zones, time setting and residual heat indicator.
- THERMEX extra-flat hood, integrated in upper kitchen cabinet, with 3 extraction powers and low consumption light.

## ► LANDSCAPING ON THE PLOT

- Concrete belt on the edge of the street.
- Fillings and fertile soil.
- Surface paved with concrete pavers of 20x10 cm for parking.
- Pedestrian access with concrete tiles.
- Lawn-grass.
- Cypress hedge on the perimeter of the plot where there is none.
- Automatic irrigation with self-emerging sprinklers and programmer.
- Green plasticized metal mesh fence 1.50 m high, closing the perimeter of the plot, on the boundaries where there is none.
- Trees and other plant species in private gardens and common entrances.

## ► SWIMMING POOLS

- All the properties are equipped with individual pools located in the private garden in case of the ground floor homes and in the solarium in the upper floor homes.
- Uniform depth is 1.40 m.
- Project and building license.
- Water and electricity connections.
- Water treatment plant.
- Stainless steel ladder.
- Shower.
- Water treatment equipment.
- LED spotlight for underwater lighting.

## ► VARIOS

- Connections of electricity, water and sewerage.
- Fees for Architect and Technical Architect.
- Building license.
- Contracts with water and electricity suppliers.



## ► NOTES

Once the structure of each floor of the building is completed, no changes can be made to the interior of the properties. All finishing materials must be selected by that time, otherwise they will be selected by Construcciones Hispano Germanas, S.A.U. and cannot be changed later.

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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 properties.

## ► COMPLETION DATE

Expected completion date will be the fourth quarter of 2022.

PROMOTES



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SINCE 1972

IN THE UNIQUE ENVIROMENT



**OLIVA NOVA**  
Beach & Golf Resort  
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