

IIS

BUILDING SPECIFICATIONS

Valle Romano

(Estepona)

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STRUCTURE AND FOUNDATION

Foundation, wall, pillars and reinforced concrete floors calculated and build according to current regulations.
The building control will be carried out by accredited specialised laboratories.

FAÇADES

Façade with traditional walls built with rendered bricks, thermal insulation and air chamber.

In the interior of the apartment the partition walls will be finished with laminated plasterboard.

The terrace protections will be brick walls or metallic railing with safety glass according to project. Aluminium carpentry with thermal break system. Aluminium Roller blinds in rooms according to project.

ROOF

The roof of the building conveniently insulated and waterproofed according to regulations.

The non-trafficable roof will have gravel finish and the crossable roof or terraces will be finished
with suitable outdoor paving.

PORTALS, LOBBIES AND STAIRS

The portals, lobbies and stairs will be finished combining various materials in walls and flooring according to Project Management design.

Decorative mirror in porta

LIFTS

Lift with stop in apartments floors, ground floor and basement according to project.

FLOORING

Ceramic flooring in kitchen and wet rooms. In the rest of the apartment laminated or ceramic flooring according to project.

Private use terraces finished in ceramic flooring suitable for outdoor.

SUSPENDED CEILINGS

Continuous suspended ceiling in the lobbies, hallways, kitchen and bathrooms except where a utility box is required.

KITCHEN

Wall covering with smooth wall finish emulsion paint. Quartz compact worktop.

Kitchen equipped with upper and lower units. Stainless steel sink.

Induction cooker, electric oven, microwave and extractor hood

BATHROOMS

Ceramic toilet enamelled in white colour. Monoblock mixer taps chrome finish. Porcelain shower tray in master bathroom.

Enamelled bathtub in guest bathroom. Mirror in master and guest bedroom.

INTERIOR CARPENTRY

Security entrance door to the apartment, panelled, with security lock, outdoor chrome doorknob and spyhole. Interior doors white lacquered.

Metallic door handles. Fitted cupboards monoblock type in bedrooms, with white lacquered doors, with shelves and hanging bar.

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PARTITION WALLS

The partition walls that divide the apartments will comply with current regulations regarding acoustic insulation between properties.

The interior partitions between the various rooms will be made with partition walls with galvanized steel profile frames insulated inside and finished on both sided with laminated plasterboard

PLUMBING

Plumbing installations according to current regulations. Stopcock valves in each wet room and general stopcock in apartment.

AUDIOVISUALS AND COMMUNICATIONS

For the installations of outlets in the apartment the current telecommunications regulations requirements shall be followed.

Video intercom system with camera at access to the development and electronic intercom in each portal.

ELECTRICITY

Electrical protection box and control in apartment's lobby in compliance with the Low Voltage Electro technical Directive (LVD).

Built-in installation and protected with corrugated tube. Independent circuits for lighting, air conditioning and household appliances according to LVD.

GARAGE

Polished concrete flooring. Garage door equipped with anti-crushing safety device. Ventilation through ventilation ducts.

CO detection, fire detection and alarm system according to regulations requirements.

Pre-installation for EV charger according to current regulations requirements.

OBSERVATIONS: Promociones Habitat reserves the right to make, during the execution of the building, the necessary modifications it may consider on the aforementioned building specifications, due to technical, legal, commercial or availability requirements, in no case will this represent a reduction on the planned qualities, V0 November 2018

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