



# Las Drizas

## RESIDENCIAL

 **urbincasa**  
MEMORIA DE CALIDADES

### BUILDING SPECIFICATIONS

#### STRUCTURE



- ✓ Reinforced concrete structure, according to project drawn up by the Project Management, in compliance with the laws currently in force.

#### FACADE



- ✓ Facades finished in two-colour single layer mortar on half foot of ceramic brickwork, chamber with acoustic thermal insulation and internal finish of laminated plaster panel screwed to metal profiles.

#### ROOF



- ✓ Flat roof with waterproofing membrane and thermal insulation.

#### MASONRY



- ✓ Interior divisions of laminated plaster panels screwed to metal profiles with thermo-acoustic insulation in all the divisions.
- ✓ Residential properties separated by double metal profiles with acoustic thermal insulator on the inside, and a double laminated plaster panel screwed to each profile.

#### WINDOWS AND BLINDS



- ✓ Aluminium thermal break casement windows with internal blinds, thermally insulated.
- ✓ Aluminium roller blinds insulated with injected polyurethane foam in all the rooms. (1)

#### DOORS AND WARDROBES



- ✓ Security entrance door, hinged door hardware, three point locking, doorknob and peep-hole.
- ✓ High inside doors, floor to ceiling effect, bedroom, living room and kitchen with beech veneer, contemporary designs and skirting and architraves with the same characteristics.
- ✓ Floor-to-ceiling built-in wardrobes with sliding doors that are finished to match the interior doors.

#### WALL TILING



- ✓ Bathrooms: Walls tiled to a height to be decided by the Project Management. Design just as the Show house.
- ✓ Kitchens: Tiled with porcelain tiles and ceramic small floor tile. Design just as the Show house.

#### SANITARY WARE AND TAPS



- ✓ In bathrooms sanitary ware made of top brand vitrified porcelain, white in colour.
- ✓ Toilets with flush control.
- ✓ White wash basin on vanity top.
- ✓ Single handle mixer taps in bathrooms and kitchen with aerators to reduce consumption.

#### FLOORING



- ✓ Large format porcelain stoneware in the interior of the residences.
- ✓ Non-slip stoneware on access points to residences.
- ✓ Garage ramp on diamond plate.
- ✓ The garage will have polished concrete flooring.

#### CEILINGS



- ✓ Plaster of Paris suspended ceiling in kitchen and bathrooms as well as areas where one is required for technical reasons.

#### INTERIOR FINISHES PAINTING



- ✓ In residences, walls plastic painted with smooth finish in soft colour in horizontal and vertical parameters.

#### GLAZING



- ✓ Exterior Windows: Climalit brand (\*) double glazing comprising one 6mm colourless pane, one air cavity and another colourless pane measuring 4mm.
- ✓ Laminated safety and security glass in balcony railings.

#### PLUMBING



- ✓ Complete installation of hot and cold water according to the pertinent laws and standards.
- ✓ Hot and cold water inlet for washing machine and dishwasher, enabling the installation of thermo-efficient electrical appliances in the future.
- ✓ Gate valves in kitchens, bathrooms and cloakroom.
- ✓ Individual stop valves in each appliance except in bathrooms and showers.



### ELECTRICITY

- ✓ Electrical installation for 7 circuits, high level of electrification in compliance with the pertinent laws and standards.
- ✓ Top quality switch devices, Simón brand (\*) or similar.
- ✓ Installation of telephone and TV connection points in accordance with the pertinent laws and standards.



### SPECIAL EQUIPMENT

- ✓ Installation of panels for capturing solar energy on building roof for the production of hot water with a great saving of energy in the residences with the help of thermal electricity.
- ✓ General ventilation system both in dry areas (living-rooms, dining rooms and bedrooms) and in humid areas (kitchens, cloakroom and bathrooms).
- ✓ Individual pre-installation suitable for heating/cooling pump equipment, whereby air is channelled by a duct system through the suspended ceiling.
- ✓ Furnished kitchen comprising upper and lower cupboards and quartz compact type kitchen top, equipped with ceramic hob, electric oven and extraction hood.



### COMMUNAL FACILITIES

- ✓ Adult swimming-pool and children's swimming-pool.
- ✓ Outdoor areas paved with non-slip stoneware.

#### Apartment block:

- ✓ Installation of entryphone.
- ✓ Lifts with automatic doors for six people with direct access to parking spaces on basement.



### GARAGE

- ✓ The garage car parks shall comply with the regulations and standards governing fire protection, and shall be equipped with ventilation systems, CO detectors and other installations required by said regulations and standards.
- ✓ Access: Automatic barrier gate with magnetic card system and remote control.

**OBSERVATIONS:** *These building specifications may be subject to possible modifications due to technical, legal or commercial requirements.*

(\*) All the brands and models indicated may be substituted with others of similar characteristics in respect of price and quality, at the discretion of the Project Management.

(1) With the exception of some wall openings in the following residences 1-0-H-D, 1-1-I-A, 1-1-O-D, 4-1-M-B, 4-1-N-C, 4-0-E-B, 4-0-F-D.

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