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FOUNDATIONS AND STRUCTURE

In view of the vital importance of these elements for the project and in light of the geotechnical report furnished on the nature and characteristics of the terrain, we have been able to carry out the necessary calculations and designs to define the most suitable kind of foundation to provide an extremely solid base. This will be formed by concrete diaphragm walls for the basement floors and, together with the slab serving as foundation, will make up a sealed, resistant vessel. In the same way, by means of latticework slabs in reinforced concrete, the structure will transmit the loads in two perpendicular directions towards the pillars.

FAÇADE AND ROOF

The façade has been designed to offer the building an exclusive image and its own unique identity, and also to achieve a very demanding level of comfort. This will be achieved through the installation of a thermal and acoustic envelope that will surround the entire carcass of the building. This envelope will insulate the building even at points where this is not traditionally done, using breathable materials with excellent thermal and acoustic insulation features. In consequence, it will consume less energy. This system, known technically as ETIS (external thermal insulation system), consists precisely in placing the insulation in the building's outermost layer together with a series of mortars to give it a smooth, rigid and light appearance. On the main and lateral façades, we will also apply a cladding formed by compact high-pressure laminated sheeting with a decorative finish to give the wall, apart from its aesthetic function, an added protective function. This generates a ventilated air chamber that improves the thermal behaviour of the insulation, blocks direct solar radiation and enhances the building's energy management. This system is supported by an 11 cm thick ceramic brick wall. Internally, we will have an air chamber and a lining in laminated gypsum sheeting in order to give an adequate appearance on the inside walls of each home. In order to add an extra layer of thermal insulation, the flat roof, as well as providing waterproofing through asphalt roofing felt, will include a very thick layer of expanded polystyrene and will be finished in non-slip clay tiles.

BRICKLAYING

We have opted for a home separation system that combines a brick wall with a core of galvanized steel and a sheet of laminated gypsum, together with a panel of mineral wool on either side, all for the purpose of ensuring privacy and comfort by applying an excellent system of. For the separation between spaces for different uses within the same home, we will produce walls in laminated gypsum sheeting held in place with metallic profiles separated by a panel of mineral wool. In kitchens, bathrooms and toilets, the gypsum sheets will have a special waterproofing treatment. In addition to achieving a high level of acoustic and thermal insulation, this system achieves perfectly smooth walls on which a coat of paint will provide the desired warmth or luminosity, at the same time as we will be contributing to the environment by considerably reducing the volume of waste generated during construction.

EXTERNAL JOINERY

In our design, we could not but include a material with the best standards of thermal insulation. We have chosen PVC in colour, a material that prevents the transmission of heat and cold between the inside and the outside of the home, thus generating, among other advantages, major energy savings or lower condensation due to differences in the temperature and the degree of humidity. In addition, we have included CLIMALIT or similar air-sealed double glazing, with which we will obtain great efficiency in terms of energy and acoustics, with high insulation percentages that will translate into a constant saving on our energy bills as well as lower CO2 emissions into the atmosphere. Also in those windows with glazed areas close to the floor, there is an additional protective functionality as they are made from accident-proof safety glass. The joinery frames will be either sliding or open-and-tilt models as appropriate in each case.

Aluminium roller-blinds matching the external joinery will be fitted to enable the rooms to be darkened when required.

INTERIOR JOINERY

For your security, the entrance door to your home will be armoured with a security lock, anti-jemmy hinge protectors, and an optical spyhole. Doors between rooms will be smooth and lacquered in white, a modern, elegant choice, finished with solid edging and chromed handles and fittings. Doors will be glazed in the lounge and kitchen.

Wardrobes will have sliding or swinging doors, as required for each room, matching the internal doors. Wardrobes will be delivered with full internal fittings, as well as with an overhead luggage shelf and a clothes rail.

INTERIOR FINISHES. PAINTWORK

As we will be able to work on totally smooth surfaces, we will add a touch of luminosity by providing a choice of three tones for an impeccable finish with acrylic paint. The ceilings in the kitchens, bathrooms and transit areas will include a suspended ceiling in plaster sheeting, finished in plain white with acrylic paint, the same as on the rest of the ceilings. In one of the bathrooms, the ceiling will be accessible.

FLOOR AND WALL TILES

For the selection of claddings inside the home, we have chosen the PORCELANOSA brand as we consider it to represent faithfully the image of quality and design we wish to imbue on the building. The satisfaction of all our customers is always paramount and, as an added value, for the interior floors we have chosen a laminated surface highly resistant to wear, with finishes in wood and white lacquered skirting boards. For the kitchen, undoubtedly one of the most attractive elements in any home, and for the bathrooms, the flooring chosen is top-quality porcelain type (PORCELANOSA). In outdoor areas, the terraces offer another attraction for the variety of uses they can be put to, for spending time with family and friends, or a good book. They will be finished with wood-effect ceramic tiles in non-slip porcelain style.

In the public areas of the building, we will find natural stone in both the access lobby and the vestibules for lifts and stairways, ceramic floors in vestibules for access to the garage and installations, and for the garage ramp we will use a diamond-tip finish.

PLUMBING AND ELECTRICITY, AIR CONDITIONING AND HOT WATER

For plumbing work, we will use multi-layer pipes, one of the pipe categories classified as high technology for its excellent properties, such as resistance to high temperatures and abrasion, as well as for its durability. Stop-cocks will be fitted in each wet area and additional cocks for each piece of toiletware, except showers and toilet. In bathrooms, so as not to present any barrier hindering access to the shower, this will be installed at the same level as the rest of the bathroom. To prevent water splashing while the shower is in use, we will install a fixed screen in tempered glass. Washbasins will be on-worktop type, made from vitrified porcelain and white like the toilets. The brand chosen for the latter is Duravit. Taps will be from the prestigious German brand Hansgrohe, with a lever operated mixer.

Electrical installations will include a high level of electrification to cover the whole range of our clients' needs. Homes will include independent circuits for lighting, power sockets, domestic appliances and air conditioning. Television and telephone sockets will be fitted in the lounge, bedrooms, and kitchen. All homes will have access to broadband telecommunications services over top-speed optical fibre, excellent capacity for data transmission and greater security. All cabling will be housed in flame-retardant conduits. So that our customers do not lose contact with their countries of origin, equipment is included for the capture of television signals totally free of charge in Spanish, French, English and German.

Hot water will be generated through aerothermal machinery capturing energy from the surroundings in order to enable us to reduce electricity consumption in the homes by a considerable percentage. This system therefore provides heating in winter and cooling in summer through water pipes attached to the air conditioning system through conduits for hot and cold air.

KITCHENS

Kitchens have a very attractive design and come furnished in high-gloss white finish, modules with self-braking drawers and domestic appliances to make those wonderful recipes: conventional oven, ceramic hob, decorative extractor fan, refrigerator, dishwasher and washing machine. A single-basin stainless steel sink will be fitted under the worktop with a lever-operated mixer tap. Designed according to the type of home and bearing in mind the needs of our customers. In kitchens, you will be able to choose various types of worktop and trims.

GARAGE

We need safe spaces not just for ourselves but also for our vehicles, and where better than in the Garage. For the conservation and protection of our customers' vehicles, the garage will be built with reinforced concrete walls.

The flooring in floated concrete will provide a uniform surface that is smooth, resistant, and long-lasting. A forced ventilation system is planned to take advantage of the building's conditions. It will also be fitted with emergency systems (detectors, alarms, light fittings, ...) and fire extinguishing facilities in line with regulations. Access to the garage will be through a general automatic door using a magnetic key and a remote control.

SHARED AMENITIES AND GARDENS

Taking advantage of the building's privileged location and the enviable climate in Alicante, we have designed a rooftop space to enable you to enjoy sunny days in winter and balmy summer nights, and a whole range of other possibilities throughout the year.

The landscaped garden with its different areas will provide a tranquil space in which to read or relax in the jacuzzi, hold a family meal or share a drink with friends. In addition, the building will have a gymnasium on the ground floor.

LIFTS

Regardless of the floor our home is on, we can reach it through a comfortable and secure process: the building will be fitted with a modern lift with room for 6 people, a selective memory when descending and automatic doors on all floors including the basement, high quality and efficiency, as well as low noise levels in operation.

Lifts will incorporate a variable-frequency drive to provide greater security and also to extend the working life of the motor as well as any associated mechanical parts.

CUSTOMIZATION OF YOUR HOME

Always thinking of our customers and so that you can adapt your home to your individual preferences, tastes and needs, we offer a Home Customization Service. For URBINCASA, the most important thing is for our customers to be able to live in the homes of their dreams and that's why they can be involved in the design process.

GUARANTEES FOR ADVANCES

Our customers are reminded that all sums paid on account and interest on the same will be guaranteed by a leading financial institution.