



STONEWEG
Living



Building specifications

“El Real de Alcalá”



STRUCTURE

Foundation formed by concrete footings according to the geotechnical study of the plot.

Reinforced concrete structure formed by reinforced concrete porticos, unidirectional forged joists in situ and concrete slabs. Metallic pillars in attics.



FACADE

Facades in combination of prefabricated concrete panels and SATE type cladding.

Safety glass rails placed to ensure both the lighting of the terraces and the privacy of them..



PARTITION WALLS

Double hollow brick partition separation between houses and wall covering on both sides with plasterboard panel and thermoacoustic rock wool insulation inside.

All the internal partitioning of the house is made by "dry" partition walls made of laminated plaster.

A hydrophobic plate will be placed in all the wet rooms to guarantee its behavior against humidity.

False laminated plaster ceiling with rock wool acoustic insulation in kitchen ceilings and bathrooms to avoid noise from the upper housing facilities.



COVER

Kitchens and bathrooms with porcelain stoneware floor placed on floor with adhesive. In the rest of the house, platform on insulating sheet with wide board on sheet with skirting board.

In kitchen and bathrooms walls, porcelain tile of first quality fixed to the plasterboard with adhesive; in residential terraces, porcelain flooring glued on leveling flooring completely waterproofed with double layer of asphalt waterproofing.

Housing walls painted with smooth plastic paint to choose between three colors for the future buyer of the house. In all cases, the ceilings will be painted with white plastic paint.



CARPENTRY

Exterior:

Lacquered aluminum carpentry with thermal bridge break, monoblock system with tilt-and-turn opening in bedroom windows, sliding opening, in living rooms and folding in kitchens as a general criterion.

Blinds in all the hollows of homes except in clotheslines, bathrooms and kitchens with aluminum slats lacquered in the same color as the joinery, with acoustic thermal insulation injected inside them.

Interior:

Armored door in the entrance of the property, panelable with different types of panels. The entire door will be received with an auxiliary steel structure to avoid its overturning in possible thefts.

Interior doors are semi-hollow with horizontal grooves. The folding doors have phonic seal in the fence. The sliding doors will be placed by means of a casoneto system integrated in the partition so that they remain embedded in them.



WARDROBES

Built-in wardrobe with sliding doors with horizontal grooves.

Dressing rooms with shelf and trunk



KITCHEN

Kitchens furnished with high and low furniture with stone countertop or compact and appliances included (sink, hood, ceramic hob, oven and microwave). The kitchens can be chosen among several models, in their finishes, respecting in any case the intakes installed in the kitchen.



BATHROOMS

Set of washbasins on furniture with progressive closure and total extraction in all bathrooms. Porcelain toilets and bidets. All the toilets have a system of double discharge ECO and are equipped with special cartridges that allow the soft and silent closing of the lid.

The bathtubs and showers will be acrylic. Single lever taps in all the bathrooms of the house.



SANITATION AND PLUMBING

All downspouts of the house will be made of soundproof PVC. The horizontal sections that run through living spaces will be isolated acoustically.

Cutting keys accessible in entrance areas to the house, as well as in bathrooms and toilets. All the terraces of the houses have a tap with independent cutting key to ensure its emptying in winter seasons to prevent freezing.

Installation of bithermal sockets in washing machine and dishwasher.



AIR CONDITIONING FACILITIES, HEATING AND HOT WATER

Individual production of heating and DHW by natural gas condensing boiler. The hot water system is supported by the installation of solar panels on the roof.

Heating system using aluminum radiators with thermostatic switches and adjustable thermostat in the living room. In bathrooms includes heated towel rail.



ELECTRICITY AND TELEPHONY

Electrification of the property in basic grade fulfilling the REBT.

Wired by optical fiber. All living rooms have an antenna socket for the installation of television and RJ45 sockets.



JANITOR

Installation of digital video intercom in the house connected to both the portal and the exterior gate of the development.



GARAGE AND BASEMENT

Pavement of mechanically polished concrete with surface quartz treatment.

Pre-installation for vehicle refill in the garages of the building by channeling from each square to the quarter of counters of each one of the portals of the promotion.



COMMON AREAS

Access doors through mechanized door with remote control. Installation of fire protection and forced ventilation of the same with signaling of routes and evacuation systems.

- Security checkpoint for janitor in the access to the development.
- Set of postal boxes complying with the regulations of the post each of the portals.
- Lifts for 6 or 8 people, with plate, mirror and keypad in steel and polished granite flooring, with automatic doors, detection of overload and access to basements from homes.
- Portals of dwelling with tiled porcelain stoneware painted with texturglass, with mirror and mat embedded in the flooring. False ceilings of plasterboard with perimeter lamps for placement of lighting.
- Timed presence detectors will be installed on all portals and landings to control the illumination of the lighting
- Landscaped urbanization with automatic irrigation system using sprinklers and drip.
- Installation of a communal pool with night lighting, stoneware finish in light colors with footbath, showers and stairs according to regulations. Solarium area with porcelain flooring.
- Areas of children's games equipped with rubber floor.
- Bicycle parking next to the access control area.
- Exterior lighting of urbanization through beacons and recessed spotlights.