



STONEWEG Living



Building Specifications “Ferraz, 41”

BUILDING

STRUCTURE

- Area of the original building: Maintenance, replacement and reinforcement, as appropriate, of the original structure until an optimum result is achieved in accordance with current regulations.
- Area of the new building (patio): Monolithic reinforced concrete structure in pillars and slabs

FAÇADE

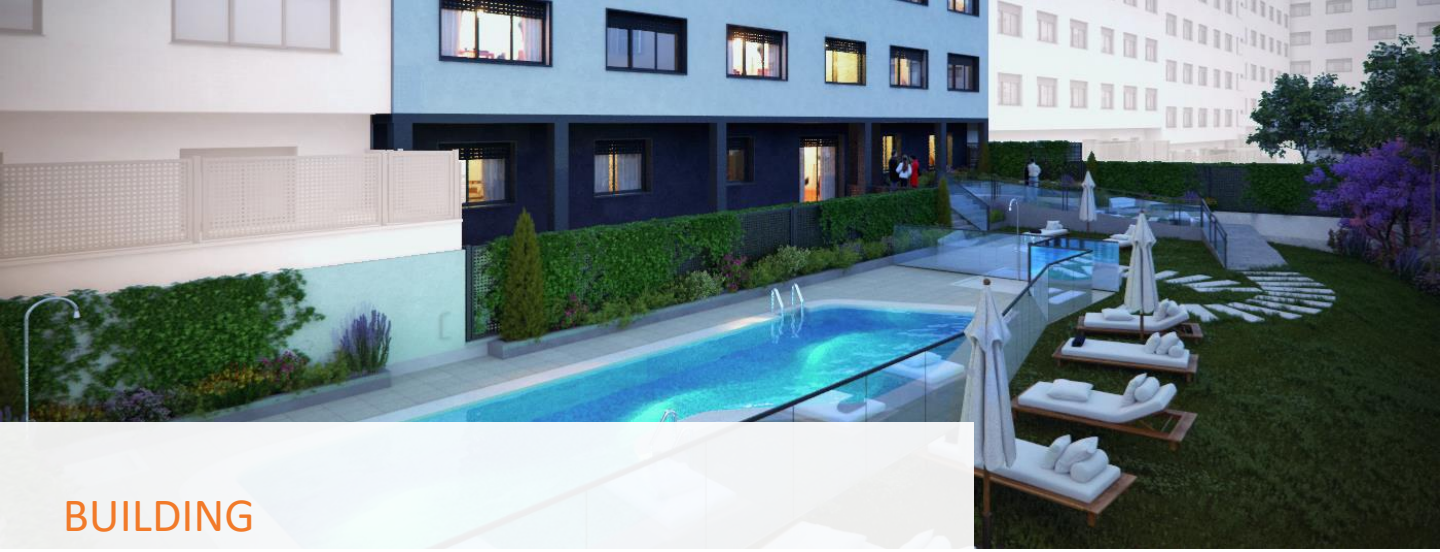
- The main façade is catalogued by the Madrid City Council, and its original finishes have been completely restored. The damaged parts are replaced until a similar result to the original is obtained.
- Wooden carpentry lacquered in brown on the outside and white on the inside of the main façade and double glazing with an air chamber, with high thermal performance, and low emissions on the inside; the rest of the areas have aluminium carpentry with equal performance glazing.
- The interior areas of the patio will be made with high quality acrylic plaster. The insulation in the façade chambers will be carried out using the Rockwool Fixrock system, Isover Ecosec or equivalent, consisting of a water-repellent mortar and rock wool panel.

ROOF

- Flat roofs on terraces: Inverted roof formed by separating felt, lightweight concrete for forming slopes and extruded thermal insulation. Mortar for supporting the floor made of wood-imitation non-slip stoneware.

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BUILDING

EXTERIOR JOINERY

- Exterior carpentry with hinged doors, made of different materials depending on the façade, as mentioned above.
- General double glazing with air chamber, with high thermal and acoustic performance, and low emission on the interior side.
- Motorised blinds in living rooms and bedrooms.



INTERIOR JOINERY

- Access doors to armoured homes with brown lacquered exterior finish, white lacquered interior finish and decorative joint composition, with knob handle and peephole. Inside, wood veneer with white lacquer finish. Steel hinges and anchors for maximum security.
- Doors made of solid MDF sheet lacquered in white and composition of decorative joints, with magnetic slide and brushed chrome steel handles.
- Wardrobe fronts made of 19 mm thick solid MDF, softly lacquered in large format with folding leaves (except for exceptions where it will be sliding for functionality, according to plans) with interior lining on all sides in melamine with a textile finish. The interior will be composed of a boot shelf, hanging bar and drawers with integrated hanging fittings and handles.
- Wooden access doors with optional 3+3 laminated glass for the kitchens.
the glass walls are in "coatings and finishes".

INTERIOR PARTITIONING AND FALSE CEILINGS

- Self-supporting partition walls with a galvanised steel structure and intermediate thermal and acoustic insulation, according to project types.
- Suspended false ceilings made of laminated plaster plates with a pit.
- Formation of brackets in ceilings and curtains in bedroom and living room windows.
- Separation between dwellings with high resistance solid soundproof bricks and double 13mm plates on each face.
- Lighting tiles in portal ceilings and common areas.



BUILDING

FLOORING

- Marble portal floors
- Central patio areas with compositions of sawn granite paving stones and granite tiles and imitation wood anti-slip stoneware in penthouse solarium.
- Flooring in bedrooms and living rooms in natural oak 15/4 mm thick floating floor, laid on 2mm insulation with anti-vapour barrier.
- Rectified porcelain floors in main bathrooms.
- And for the rest of the bathrooms, porcelain stoneware flooring



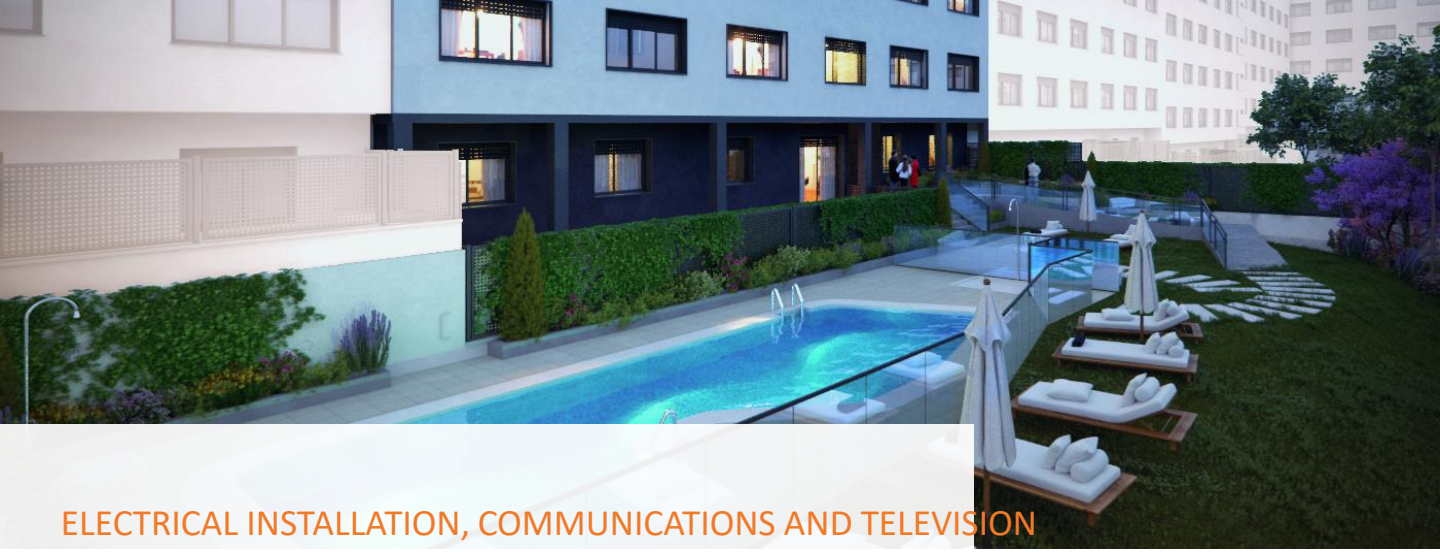
COATINGS AND FINISHES

- Foyers, living rooms and bedrooms finished with smooth plastic paint.
- Kitchens with vertical surfaces in plastic paint with "veloglass" and areas with glass surfaces
- Main bathroom with large format porcelain stoneware tiles. The rest of the bathrooms combine rectified porcelain facings.
- Toilets will be fitted with TEXDECOR, VESCOM or similar vinyl surfaces. All bathrooms and toilets will have areas with mirrors.
- False ceilings made of laminated plaster and painted with smooth plastic paint.
- Skirting board of 12 cms. of MDF lacquered in white
- In portal areas they are made up of MDF paneling veneered with an oak or similar wood finish and brown lacquered MDF landings

INSTALLATIONS

SANITARY WARE AND TAPS

- WC with built-in cistern and bidet made of porcelain-noken
- Porcelanosa-Noken washbasins or equivalent on worktop.
- Taps in HansGrohe basins and bidets and taps in showers and baths, Thermostatic Shower System, with fixed upper bowl.
- Technical Gel Coat shower tray, Land Stone series by PORCELANOSA or equivalent
- Tempered glass shower screens (8cms.) with stainless steel fittings



ELECTRICAL INSTALLATION, COMMUNICATIONS AND TELEVISION

- Mechanism of 1st quality brand Niessen.
- Television and telephone sockets in all rooms except bathrooms.
- Integrated electronic video intercom

DOMOTICS

- KNX home automation system for the management of elements and devices. Colour screen, with integrated video intercom. Control via Smartphone.
- Functions:
 - Indoor siren in the home.
 - Volumetric presence detectors
 - Heat/fire detection in kitchen.
 - Heating control.
 - Video intercom

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PLUMBING

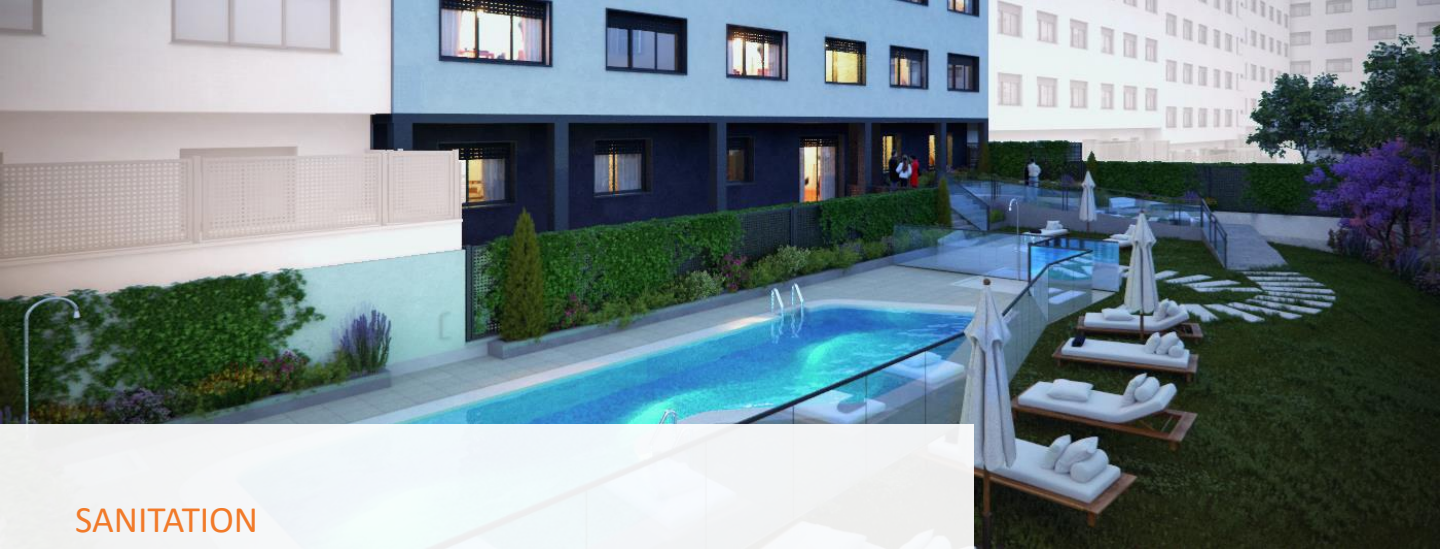
Polypropylene pipe network, insulated by elastomer sleeve. Cut-off valves at the entrance of the wet rooms.

HEATING AND HOT WATER

- The houses have collective bi-tubular heating by means of low temperature and sectorised floor heating.
- Centralised hot water production supported by solar energy up to 60%.
- Individual meters for the installation of heating and hot water.
- Temperature control in the home integrated in the domotics system.

AIR CONDITIONING

- Individual installation of air conditioning in the house by means of heat/cold pump with first quality conductor and grids in walls and ceilings. It has an individual meter. AIRZONE room regulation system.



SANITATION

- Separation system (rain and fecal) by means of soundproofed pipes and exterior lining with acoustic insulation.

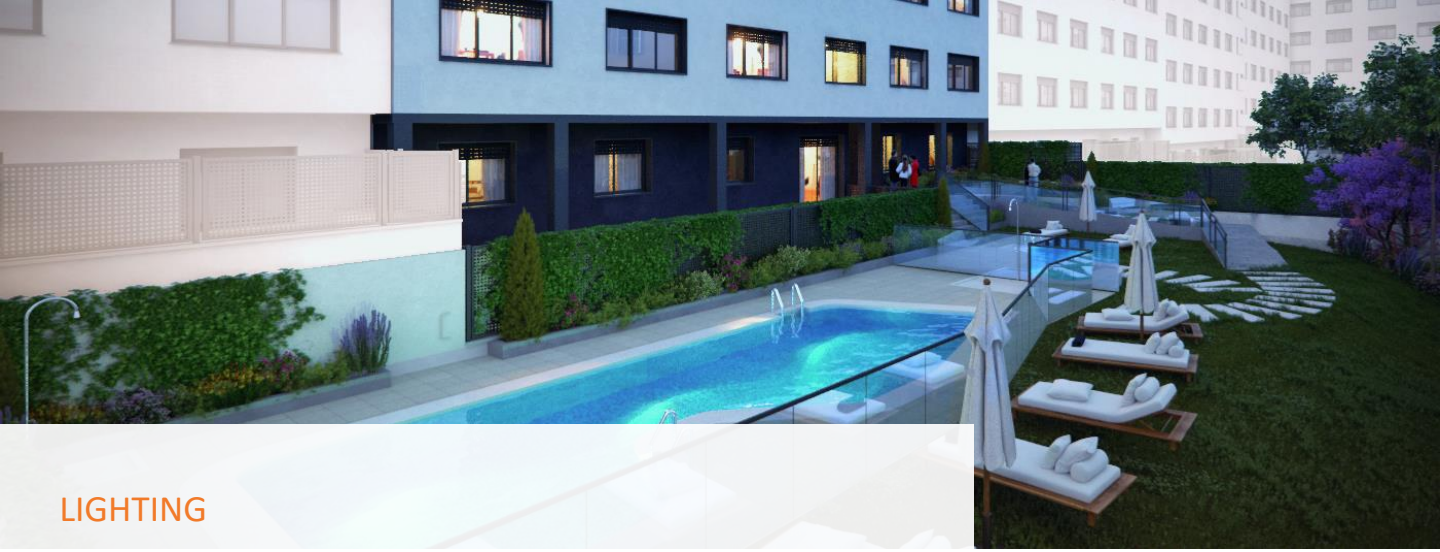
COMMON AREAS

- FAIN brand hydraulic lifts with top-of-the-range cabin, with porcelain floor in one piece, glass panelling and methacrylate roof with LED lighting.
- Entry phone with access control, information and security guard unit connected to the homes. Video surveillance system and control of common areas.
- Carefully designed landscaped patio with communal swimming pool.
- Gymnasium reserved for the community, with a fitness room equipped with machines..



GARAGE

- Garage in two basements, with automatic door, with direct access to any square in the building by means of a ramp and roads, including a traffic light system. Video surveillance zone in accesses.
- Parking spaces in an exclusive area for the residents of the building.
- Polished concrete floors and plastic paint on the walls, top quality LED lighting activated.



LIGHTING

- In common areas of the building, decorative lighting with brackets and LED strips, both decorative and signalling lights on evacuation routes, staircase steps and changes of level, according to specific decorative lighting design.
- In homes it is composed of brackets and LED lighting in bathrooms, toilets and kitchens.

GARDENING AND FURNITURE

- Decoration of the courtyard and portal with the planting of trees, plants and natural leaves. Natural grass area.
- Swimming pool and common areas of the block patio with porous pavement
- The furniture of the communal patio is made up of prefabricated concrete benches.

KITCHEN

- Kitchen furniture consisting of high and low units, made of laminated board, with a Gloss or Matte finish.
- Includes the following electrical appliances: Refrigerator, oven, microwave, ceramic hob, extractor hood, washing machine and dishwasher of the best brands, as well as sink and mixer taps.
- The skirting board of the furniture is made of matt aluminium.

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