



STONEWEG
Living



21/06/2021

Building specifications

“ Marina Living ”



STRUCTURE

Foundations, ground containment and building structure made of reinforced concrete, according to project specifications, characteristics of the ground, and requirements of the Technical Building Code (TBC).



FAÇADE

Façade with insulation on the outside and insulation in the interior lining, avoiding thermal bridges, meeting the comfort requirements of the TBC and reducing the energy demand of the dwelling.



INTERIOR PARTITIONING AND CEILINGS

Dry partitioning system, which facilitates the passage of installations through the interior at the same time as providing greater thermal and acoustic resistance in each of the rooms by integrating the insulation into the core of the partition.

The partitions between rooms in the same dwelling will be made with plasterboard partitions fixed with metal profiles and interior mineral wool insulation. The dividing walls between dwellings will be made with reinforced partition walls with a double self-supporting galvanised steel structure incorporating mineral wool insulation.

Continuous plasterboard false ceilings will be incorporated in the necessary areas of the house to facilitate the passage of electrical and air conditioning installations. In the wet areas it will be water-repellent.



CARPENTRY

Exterior:

The exterior carpentry will be of PVC with thermal bridge break. The leaves will be hinged or sliding (as indicated in the project).

The carpentry will be complemented with double glazing with air chamber, complying with energy saving requirements.

All bedrooms will be fitted with blinds.

Interior:

The access door to the dwelling will be a security door, with three-point locking and wide-angle optical peephole.

The interior doors with all the fittings in stainless steel and lacquered wood finish.

The homes will incorporate modular wardrobes in the main bedroom with lacquered wooden doors. The interior will be lined and will have a luggage shelf and hanging rail.



COATINGS, PAINTS AND FLOORING

The vertical walls of the bathrooms will be tiled with ceramic tiles or enamel paint, according to the project indications. The walls of the rest of the house will be finished with smooth plastic paint.

Laminate flooring throughout the house except in the kitchen and bathrooms, which will be ceramic. Non-slip ceramic tiles on terraces.



KITCHENS

Kitchen furniture will be installed, with both high and low modules with large storage capacity. The finish will be semi-lacquered.

The worktop and kitchen front will be made of quartz-compact material, this being a new generation, top quality material. Sink with mixer taps will be installed.

The kitchen equipment will be completed with induction hob and integrated and/or telescopic extractor hood, pyrolytic oven and microwave.



SANITARY WARE, TAPS AND ACCESSORIES

The main bathroom will have a large-format shower tray with chrome-finish mixer taps and shower screen.

There will be a bathroom unit with a 1- or 2-basin washbasin according to project indications and mixer taps, chrome finish.

The secondary bathroom will have a shower tray or bathtub with mixer taps. The washbasin will be wall-mounted with chrome-finish mixer taps.

In both bathrooms, the toilet will be made of enameled porcelain with cushioned seat placed on the floor.



LIGHTING AND TELECOMMUNICATIONS

The dwellings will have a high degree of electrification, leaving provision for ceiling and/or wall lights inside the dwelling. The outdoor terrace will have ceiling or wall lighting according to the project.

The installation of an intercom to control access to the entrances is foreseen.



AIR CONDITIONING, HEATING AND HOT WATER

The air-conditioning installation (hot/cold) will be carried out by means of an aerothermal system with duct system distribution and grille diffusion elements.



PLUMBING AND DRAINAGE

The plumbing installations of the dwelling will be made with plastic pipes, insulated in accordance with the RITE, with a general stopcock and the corresponding independent stopcocks in bathrooms and kitchen, for both hot and cold water.

The building's sanitation installation will be separate.

The material of the sanitation pipes in the area of the dwellings will be of insulating material to avoid the propagation of noise through them.



COMMON AREAS

The lighting in the communal areas will use low-consumption luminaires to reduce electricity consumption in the communal areas.

The pavements of the entrances will be ceramic tiles for moderate pedestrian traffic.

The car park will have a mechanised access door with remote control.
Fire protection installation in accordance with current regulations.

The exterior communal areas have vegetation and automatic watering system. It has a communal swimming pool and solarium area for bathing and sunbathing.