



STONEWEG  
Living 

**Building specifications**

**“Alfonso X”**



## STRUCTURE

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Existing structure to be strengthened by refurbishing the building.



## FAÇADE

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The external façade to the Street Will feature a double aluminum Wall from ground level to roof level, with a folding Louvre and fixed timber slats on the front façade. The courtyard façade Will be rendered in a color to be agreed with the Site Works Management (SWM).



## LIFT

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Lift with capacity for 10 people, accessible for people with disabilities and automatic stainless steel doors.

To be internally finished in stainless steel and glass, with stainless steel control panel, timber floor and stainless Steel handrails and skirting board.



## ENTRANCE LOBBY AND COMMUNAL AREAS

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### Entrance lobby:

The building is accessed through a double glass door. The lobby has been carefully designed using high quality materials, and has a concierge service.

Lobby to have a right quality wood floor and micro cement coated walls.

Lighting in the communal areas to be controlled by presence detectors.

Next to the main entrance is the access control point for the semi-mechanized garage, which uses personalized access cards for each vehicle.

### Floor lobbies and stairwell:

The floor lobbies to have right quality Wood floors and walls clad in glass and mirrors. Ceilings to be finished in White smooth latex paint. Stairs and landings to feature micro grain terrazzo with metal handrails.

Walls and ceilings to be finished in white smooth latex paint. Lighting to be controlled by presence detectors.



## LIVING ROOMS AND BEDROOMS

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### Living romos and bedrooms:

Floors to be multi-layer laminate flooring with a top layer of natural oak.

Skirting to be a 50mm high stainless steel U profile, set into the second plasterboard layer.

### Walls:

Walls to be finished in smooth latex Paint – color.

### Ceilings:

False ceilings to be single skin of laminated plasterboard, with a perimeter channel for curtains.

Ceilings to be finished in smooth latex paint.



## BATHROOMS

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Bathrooms flooring to be porcelain tiles, walls to be clad in large laminated porcelain slabs and mirrors. Bathroom worktops with basin incorporated.

Sanitary ware to be white, with floor supported vertical waste pipes. Baths to be constructed on site.

Shower tray to be flush with porcelain flooring. Shower enclosures to be tempered glass.



## KITCHEN

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Kitchen to be fully equipped with electrical appliances:

- Refrigerator and freezer
- Multi-function oven
- Microwave oven
- Dishwasher
- Island extractor Hood to be stainless Steel
- Washing machine and drier

Kitchen worktop with sink incorporated. Large capacity floor and Wall units with shelves. Total extraction drawers, etc. to be fitted.

### Flooring:

Kitchen floor to be large slabs of porcelain

### Walls:

Double layer of waterproof plasterboard finished in smooth latex paint. Skirting to be a 50mm high stainless steel U profile, set into the second plasterboard layer.

### Ceilings:

Suspended ceiling to be plasterboard finished in smooth latex paint.



## **INSULATION**

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The design of the building provides excellent levels of the thermal insulation and sound insulation (both airborne and impact).



## **JOINERY**

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### Internal:

Armored apartment entrance door to be clad on interior and exterior faces with white glass or gloss lacquer, and to have stainless steel fittings. Door to be floor to ceiling height.

Other doors to be solid wood, painted with gloss paint. Door frames and moldings to be flat.

### External:

External windows to be black aluminum with thermal break and a turn/tilt system. Climalit double-glazing to be used.



## **TERRACES**

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Floor surfaces to be high durability ceramic tiles suitable for external use and/or natural stone. Waterproof lighting points and sockets. Tap for washing down terrace and syphon drains.



## **SERVICES**

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### Electrical installation:

Light switches and power sockets.

### Telecommunication installation:

Arrangement in accordance with regulations. Telecommunications sockets, as well as television and telephone sockets in living rooms and bedrooms. Electrical panel in apartment entrance lobbies.

### Air conditioning:

External equipment to be located on the trafficable roof and on the façade facing the internal courtyard. Internal equipment to be located in the apartment suspended by ceiling with distribution viaducts in the suspended ceiling, leading to the air supply grilles.

### Plumbing:

Soundproof plumbing in living rooms and bedrooms using vibration reduction pipes and plasterboard partitions.

Kitchen sink and electrical appliances to have automatic shut-off cocks and drainage pipes with caps.

Bathrooms to have automatic drainage.

### Heating:

Apartments to have a centralized heating system with separate meters for each apartment.

Heating to have radiant pipes throughout the apartments. All rooms to have a thermostat.

### Solar energy:

Building to have a range of flat plate solar thermal collectors located on the roof, with a shared water tank and auxiliary energy supplied by a central gas boiler.

### Motorized garage doors:

Semi-mechanized garage door system by IPS and a turning platform to be installed.