



STONEWEG
Living 

08/07/2021

Building Specifications

El Turo de la Cisa



FRAME STRUCTURE

Monolithic frame via reinforced concrete pillars and metal pillars with standard section, and one-way reinforced concrete slabs.



ROOFING

Non-trafficable flat roof to feature polyurea waterproofing system, gravel finish and 8 cm-thick extruded polystyrene board insulation.



FAÇADE

Façade to feature external thermal insulation system (COTETERM or alike)—to avoid thermal bridging—and to comprise water-repellent and breathable flexible stucco coating to be applied over thermal insulation adhered to perforated brick.



FOUNDATIONS

Building to feature insulated footing foundation and reinforced concrete flooring with humidity-resistant plastic membrane to protect from contamination.



INSULATION

Façade to feature 60 mm expanded polystyrene insulation system (outer face) and 40 mm rockwool insulation (inner face). Roofing to boast 80 mm extruded polystyrene insulation system.



PARTITION WALLS

Perforated brick wall in subdivision areas. Partition wall system between apartments to feature two-coat render on blockwork with thermal insulation and double laminated plasterboard reinforcement with 40 mm-thick rockwool insulation. Wet areas to feature water-repellent laminated plasterboard.

Party walls to feature 15 mm double laminated plasterboard (outer face) and 40 mm rockwool acoustic insulation (inner face).



JOINERY

Exterior Joinery:

Thermally broken aluminium windows (TECHNAL or alike) to feature matt white lacquered finish. 4+4 mm argon gas filled outer glazing with low-emissivity solar control glass panes, and 3+3 mm Silence inner glazing. French doors to feature sliding and side hung opening systems, depending on their location.

Enclosures to feature jalousie windows with fixed and sliding aluminium slats for better control of the interior lighting quality.

100+100 mm laminated glass railings (or alike) with hidden frame.

Interior Joinery:

35 mm-thick solid MDF standard interior doors to feature white-coated satin finish and chrome-plated steel ironwork and lock fittings. Bathroom doors to include door latches.



WARDROBES

Built-in wardrobes with MDF door panels to feature smooth wood grain and white-coated satin finish, and to include upper shelf, hanging rail and chest drawer unit with 2 drawers.



KITCHEN

FLOORING: 80x40 cm porcelain stoneware flooring (Florim Floor Gres Buildtech or alike) in kitchens.

KITCHEN FURNITURE: kitchen furniture to feature a contemporary design by BULTHAUP (or alike) and to include high-capacity base and wall units and laminated door panels.

HOUSEHOLD APPLIANCES:

- Integrated cooker hood (NOVY Pure'Line 6831 or alike).
- 80 cm flex induction hob with 4 cooking areas (BOSCH PIE875DC1E or alike).
- Pyrolytic self-cleaning oven (BOSCH HBA74R150E or alike).
- Microwave (BOSCH HMT72G654 or alike).
- Panel ready dishwasher (BOSCH SMV41D10EU or alike).
- Panel ready fridge (BOSCH KIR81AF30 or alike).
- Panel ready freezer BOSCH GIN81AE30 or alike).



BATHROOMS

BATHROOM CLADDING AND FLOORING: Floor Gres porcelain stoneware flooring and rectified porcelain stoneware cladding.

SANITARY WARE: Silestone White Zeus double bowl basin in master bathroom and single bowl basin in secondary bathrooms. Wall-mounted toilet and bidet, and built-in cistern (GALA EMMA SQUARE or alike).

Resin shower bases and acrylic bathtub in the children's bathroom. Showers to feature glass shower screen.

WATER TAPS: Tres Griferia Study Exclusive water taps and MONO-TERM® shower system in master bathroom (or alike).



AIR CONDITIONING, HEATING AND DOMESTIC HOT WATER

Heating system to feature two condensing/heat pump units and Hydrokit.

Cooling system to use the same heat pumps to cool ducts in indoor units located in suspended ceiling.

Daikin Altherma HVAC system (or alike).



PLUMBING SYSTEM

Bilayer isothermal cross-linked pipework. PVC drainpipes. Domestic hot water system to include return pipe.



LIGHTING AND TELECOMMUNICATIONS SYSTEMS

ELECTRICITY: recessed and piped electrical system, in accordance with industry standards and Low Voltage Electrotechnical Regulations. LED light fixtures and signs.

TELECOMMUNICATIONS: all homes to include telephone, TV and FM line connection and telephone sockets in the living room, kitchen, and all bedrooms. System to be adapted for digital, cable and internet television.



GARAGE AND BASEMENT

GARAGE: single access to each private garage with space for 3 cars via an automatic door operated by remote control.

BASEMENT: basement to feature a fully-equipped bathroom, utility room, machine room and multipurpose community room with an outdoor landscaped courtyard.



GARDEN

Garden to feature natural turf, and trees and bush species native to the area.



COMMON AREAS

Development to feature a communal landscaped perimeter border, to afford a homogeneous look across plot enclosure.