

Skyline Residencial

Building Specifications Report

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General Note:

This specifications report has been prepared based on the basic design for the T.2.2 tower, closed on 28.12.2018, which was used to request a building permit. During the drafting of the construction project, this specifications report may undergo adjustments or modifications that will be communicated to the purchasing party.

Partition Walls and Ceilings

Partition Walls

The divisions inside the home will be constructed with drywall partitions held in place with metal sections, with interior thermal and acoustic insulation of mineral wool.

In wet areas, the drywall will be of a waterproof type.

The separation between homes will be built using a section and drywall system with a metallic noise reduction panel in the middle, to comply with the DB-HR basic document on noise protection.

False Ceilings

A false plasterboard ceiling will be installed throughout the home, with an estimated height of 2.30 m in the kitchens, hallways and bathrooms, and 2.50 in the rest. The definitive heights will be determined in the project.

Flooring and Finishes

Hall, Corridors, Living room, Dining room and Bedrooms

Ceramic imitation wood flooring, compatible with radiant floor heating.

Bathrooms and Kitchens

In the kitchen and bathrooms, top quality porcelain stoneware flooring will be installed with waterproof adhesive.

Terraces

Non-slip type porcelain stoneware tiles will be installed on roofs with access to terraces.

Surface Coatings

Hall, Corridors, Living room, Dining room and Bedrooms

The walls and ceilings of the home and those of the kitchen will be painted in flat emulsion paint.

Bathrooms

The bathrooms, both main and secondary, will be tiled with ceramic stoneware set with waterproof adhesive.

Kitchens

The kitchen will be delivered furnished and equipped with high quality appliances and spacious base and wall cabinets. The countertop and vertical surface between the base and wall units will be of Silestone or similar material. A stainless steel sink with a restricted-flow mixer tap will be installed, thus reducing water consumption. The kitchen's vertical surfaces are finished with emulsion paint, colour to be determined by the PM. Other walls have emulsion paint; colour to be determined by the PM.

Bathroom Fittings**Toilet**

The sanitary fittings will be ROCA brand or equivalent, in white.

Sink + Counter

Master bathrooms have a single washbasin and counter, ROCA brand or equivalent. The sanitary fittings will be white porcelain.

Shower Tray

The main bathroom will have a shower tray and mirror.

Bathtub

The secondary bathroom is equipped with a bathtub according to typologies.

Taps**Shower and bathtub**

The taps in showers and bathtubs will be mixer taps, ROCA brand or similar.

Kitchen

Mixer taps with a regulated flow, thus reducing water consumption.

Washbasin

Washbasins will be equipped with regulated-flow mixer taps.

Lighting**Homes in general**

No.

Kitchens, Bathrooms and outside Terraces

Lighting according to project.

Mechanisms**Homes and Common Areas in general**

Jung, Bticino, JBC, Simón or similar; colour to be determined by the PM.

Guard Rails**Exterior railings**

According to the construction project.

Interior Finishing Work

Entry

Entry door to home: reinforced wooden entrance door measuring 2030 x 825 x 35 mm.

Home Interiors

72 cm wooden door with pine wood trim, wood veneer MDF frame with 3 anchor points and semi-recessed phonic stripping, 70 x 15 mm wood flashing, 2030 x 725 x 35 mm leaf in SEMI-SOLID MDF with a wood veneer, chrome finish decorative hardware and aerator built into the frame. The doors have a lacquered finish.

Closets: Modular closets with a monoblock system will be built in, with lacquer-finish hinged doors. The interior will be lined with textured Finsa melamine or similar and will have a luggage shelf and hanging rod.

Handles

The fittings and handles will be matte chrome.

Kitchens

Kitchens

The kitchen will be delivered furnished and equipped with high quality appliances and spacious base and wall cabinets.

Appliances

The worktop and vertical surface between the base and wall units will be made of Silestone or a similar product. The equipment included in the kitchen will be:

- Extractor hood (integrated)
- Electric oven
- Glass ceramic cooktop

Exterior Finishing Work

Exterior Carpentry

The carpentry will be of lacquered aluminium with thermal break, with built-in micro-ventilation mechanisms. Hinged opening. These elements comply with current regulations and the CTE (Technical Building Code). The glazing in all windows has been done based on a study of security, energy efficiency and acoustic control, in order to comply with current regulations and CTE in its DB-HS, HR, HE and SUA documents. They will be double-glazed with a Climalit-type dehydrated air chamber, to improve inside comfort and the building's thermal envelope with regard to energy savings. Noise reduction will vary depending on the orientation of the façades.

Shutters

Roller blinds will be installed in the living spaces, making it possible to darken the rooms used for rest.

**Air-conditioning
and Heating****Homes**

The air conditioning will consist of fan coil units installed in the false ceiling in the bathroom, with plenum-housed supply-return grilles. Radiant floor heating installed in all rooms, including bathrooms and kitchen. There will be a room thermostat in the living room.

**Drains
and Plumbing****General**

The pipes will be made from insulated cross-linked polyethylene, taking advantage of its resistance to any type of water, its smoothness and its heat conductivity, which is lower than metals such as copper. The drainage installation will be made from PVC and the drains will be soundproofed. The homes will have a general cut-off valve and independent cut-off valves in the kitchen and bathrooms.

Ventilation**General**

CTE compliant.

Electricity**General**

CTE compliant.
There will be a pre-installed electric charge to supply electricity to the parking spaces that require it, in compliance with the CTE (which establishes a 100% reserve for electric cars). Electrical outlets not included.

Finishes and Flooring

Main Hall (Lobby)

Entry hall flooring will be of large porcelain stoneware tiles. Colour to be determined by the project and site management. The entry halls will be lit creating a warm and prestigious atmosphere. Common area illumination will be achieved with low-consumption energy-efficient lighting.

Stairs and Floor Hallways

Timed motion sensors will be installed to control lighting in entrances, stairwells and floor hallways, making it possible to reduce electricity consumption in common areas.

Garaje

The garage access door will be mechanised, with a remote control. The interior garage flooring is made of single-pour concrete with a quartz finish. Fire protection is installed in accordance with the laws in force.

The vertical surfaces will be finished with micro-perforated sheet metal, creating a buffer chamber in the foundation area and perforated brick with trim, painted on both sides, in the separations with the stair and lift cores.

Terraces

Porcelain stoneware in a colour to be determined by the PM. Porcelain skirting of 5cm or height to be determined by the PM. Colour same as the pavement.

Lifts

In accordance with regulations. High quality, FAIN or similar.

Façades

Façades

Aluminium composite panel cladding over brick masonry with mineral wool insulation. Outside, guard rails made of precast concrete panels and safety glass.

Parking Spaces

Parking

Electrical outlets are not included. The power needs calculation was made based on 100% of spaces requiring an electric charger.

Storage Units**Storage Units**

There will be an electrical outlet for each storage room, connected to the common services system.

Additional Features**Gym**

Layout according to basic design.

Community Premises

Layout according to basic design.

Pools

Pool on the 1st Floor and Pool on the 24th Floor.

**Building as a
Whole**

BREEAM Certified

The “GOOD” BREEAM HOME qualification will be requested in accordance with BREEAM ES standards.





Building Specifications Report
23/05/19