



TECHNICAL SPECIFICATIONS

Waste water and sewage

- Pipe system for drainpipes and inside of drains: POLOKAL N G noise-insulated polypropylene piping, diameters in compliance with the Technical Regulations.

Foundations

- On micropiles of D=200mm
- HA-25/B/20/11A bracing foundation slabs

Structure

- Reinforced concrete structure.
- Waffle slab with 30+5 edge

Roofing

- Waterproofed trafficable roof with polyurethane projection.
- Roofmate 80 mm thermal insulation, compression layer and deck

Masonry

- Cavity façade walls (wythe + luting + foam + breeze block + air space)
- Soundproofing bricks on staircases.
- Separation between flats using ½ foot soundproofing bricks, air space and insulation
- Interior division of living areas with double hollow brick wall.

Cladding

- Main façade, Alucoil composite panel or similar, in white and gray.
- Cement mortar plastering over the top of the building envelope.
- Interior walls and ceilings coated with mechanically applied gypsum plaster.
- Perlite in bathrooms.
- Plasterboard ceilings in bathrooms, kitchen and foyers.

Flooring and Tiling

- In-house, bathroom and communal area flooring of polished, high-shine ivory cream or Macael white marble 60x30x2
- Marble staircases.
- Marble windowsills.
- Bathroom walls and floors of ivory cream or Macael white marble.
- Bathroom option A: marble to 120cm high, paint or plaster on the rest of walls.
- Bathroom option B: wooden, porcelain flooring, etc. (subject to review).
- Porcelain stoneware tiling on balconies and patios.



Wood joinery

- Reinforced entrance door with exterior face in oak-coloured wood, interior face in white lacquer, high-security fittings and wide angle peephole.
- Smooth, 45mm thick connecting doors with white lacquer finish, sealing strip, hidden hinges and designer handles.
- Wardrobes with flat sliding or folding one-piece door leaves with a white lacquer finish. Wardrobe interiors in wood finish MDF, lift-up trunk section, shelves, hanging rails and drawers.
- Wooden skirting board with white lacquer finish.

Aluminium fittings

- Cortizo COR-VISION 4-panelled sliding door to living room (4 x 2.3m) in high-gloss, anodized stainless aluminium, with thermal breaks.
- GUARDIAN SUN 3+3, SILENCE 16/6 glazing.
- Cortizo COR-60 CE or similar white lacquered aluminium tilt-and-turn one-sash windows with thermal breaks and glazed with 5/12/6 glass in the bedrooms and kitchen.
- White aluminium motorised shutters or blinds in the bedrooms.
- External railing of stainless steel and safety glass, stainless indoor railings in the communal areas.

Metal fittings

- Doors to the lobby made of steel and safety glass.
- Double interior door + TV camera connected to the block's video entry-phone.
- External railings of stainless steel and safety glass, design dependent.
- Balcony partitions of stainless steel and glass.
- Stainless steel interior handrails, design dependent.

Bathroom fittings

- Royo Group Acquadrio LEGATO model shower trays in white or similar in bathrooms.
- DURASTYLE wall-hung toilets in white.
- Hansgrohe METRIS model taps.
- Built-in bath and shower mixer tap, handheld shower and fixed showerhead.

Electricity

- Electrical wiring throughout the flat in compliance with Low Voltage (L.V.) and telecommunications regulations.
- LED lighting with presence detectors installed in communal areas.
- White B Ticino wiring devices in kitchens, bathrooms and hallways throughout the flat.

Telecommunications

- Installation of telecommunications equipment in compliance with current Royal Decree (RD) 1/98 and 401/2011 regulations.

Plumbing

- Plumbing of cold and hot water through cross-linked polyethylene piping as per UNE 53.381 regulations with diameters approved in the Technical Regulations
- Stopcocks in bathrooms and kitchen.
- Water softening system for drinking water.
- Anti-noise plumbing and drainpipes.

Solar power

- Heating of household water by solar panels.



Fire protection system

- Installation of fire extinguishers and signs in compliance with municipal regulations.

Temperature control

- Built-in Toshiba air-conditioning with heat pump (summer-winter).

6-floor lift

- Otis latest generation GEN2 6-person lift with 220V low consumption connection switch. Energy efficient and maximum safety (in the event of the electric supply being cut off the lift will continue to work for a few hours).

Glazing

- Glass barriers in bedroom and kitchen spaces overlooking the patio with 5+5 glass and butyral of various colours.

Paintwork

- Smooth, washable acrylic paint (Acriton or similar) on interior walls and ceilings.
- Smooth plastic paint on exterior plaster

Kitchen fittings

- Fully fitted kitchen with high-shine lacquer finish, with counters and cladding between cupboards in silestone or similar material.
- White goods: latest generation of Siemens appliances, washer dryer, dishwasher, No Frost fridge, pyrolytic oven, gas or induction hob, microwave and extraction hood.

Bathroom fittings

- Bathrooms fully-furnished with wooden or lacquered finish fittings, with mirror.
- Partition glass in showers.
- Electric heated towel rails, fully fitted with all bathroom accessories, including protective stoppers behind the doors.

Connection to mains gas supply (under review)

- Gas supply in homes.
- Independent heating via water radiators.

Various

- Double safety door in lobby with TV camera connected to the block's video entry phone.
- Magnetic key access to the lobby.
- Extendable canvas colored awnings at the front of the building
- Clothes lines in patio.
- 10mm under floor anti-impact sheet.
- Full service cleaning.



CUSTOMIZATION

It is possible to make changes or modifications to the materials, subject to a cost review. Offering a personalized service tailored to customer tastes and needs.

- Flooring: possibility of choosing different marble, wood or porcelain tile finishes.
- Bathrooms: possibility of stucco, wood, marble, etc.
- Kitchens: possible choice of colour, countertops, etc.
- Painting: possibility of choosing different colours on walls.
- Bandalux electric blinds or similar in the living room.
- Possibility of hanging wallpaper in some or all of the rooms that you desire.

With the aim of providing comprehensive and personalised customer service, ULIVAL has integrated new areas, such as interior design into its business offering. With this in mind, and using collaborative working methods, each project is given the unique character and up-to-the-minute design that the client expects.

With ULIVAL every interior design project is a uniquely pleasurable experience, with the "key-in-hand - full equip" service covering everything from the organization, handover, cleaning and set-up, making it easy for clients to move into their ready-prepared home. Always with the promise of completing everything within the agreed timescale.

This service has been designed to fulfil the needs of those clients who do not have the time to manage building projects or decoration themselves. If you select this service, ULIVAL will take care of all the details, from the furnishing and lighting of your property to the selection of kitchenware, even suggesting textiles or wallpaper to decorate your home.

Thanks to the full-service cleaning that we offer, homes are serviced to the highest standard and ready-to-live-in. We also offer an exclusive after-sale service, to offer help and solutions to any client needs that may arise after handing over the property.

IMPORTANT NOTE:

The materials described in the present Technical Specification are subject to any variation or change that the Project Manager (PM) of the works sees fit, provided that, in their view, they do not represent a reduction in quality.

The materials used on the exterior and interiors may also be changed at the discretion of the PM.