

BUILDING SPECIFICATIONS
SANT CUGAT-GUINARDERA

ONE AND TWO BEDROOM HOMES

FOUNDATIONS AND STRUCTURE

- Reinforced concrete
- Waffle slab
- Reinforced slab

EXTERNAL WALLS

- Front and rear external walls: brick, air chamber and internal insulation using mortar and rock wool or similar, and opaque laminated glass railing combined with transparent laminated glass and stainless steel.
- Ground floor external wall covered with natural stone.

PARTITION WALLS

- Made from plasterboard with internal insulation or similar.
- Partition walls between flats made from perforated brick lined with plasterboard or similar.

ROOF

- A flat roof with extruded polystyrene insulation slabs or similar.

FLOORING

- General throughout flat: floating natural wood parquet flooring (JATOBA by Porcelanosa) on a foam underlay or similar.
- Master bathroom: Porcelanosa tiles (33 x 33) or similar.
- Terraces: solid wood decking.

WALL TILING

- Kitchen: Silestone or similar between floor and wall units.
- Master bathroom: Porcelanosa ceramic tiles (44 x 33) combined with Porcelanosa border (21 x 31) or similar

PLASTERWORK AND PAINTWORK

- Flat coloured emulsion paint on walls and ceilings.
- Plasterboard false ceilings in bathrooms, kitchens and installation channels, finished with emulsion paint.

EXTERNAL CARPENTRY

- Technal aluminium carpentry or similar.
- Manual aluminium roll-up shutters with internal insulation in bedrooms.
- Climalit double glazing or similar.

INTERNAL CARPENTRY

- Varnished mukali-veneered high-security front door with a three-point lock, optical peephole and handle or similar, with master keys for doors leading to the hall and car park, or similar.
- Varnished mukali-veneered block-type internal doors with chrome hinges or similar.
- Varnished mukali-veneered block-type glazed doors with chrome hinges, with four opaque glass panels, or similar.
- Sliding doors in flats as per plan, made from opaque glass between lounge and kitchen with chrome hinges or similar.
- Block-type built-in wardrobes with opaque sliding doors, mukali-veneered mouldings and melamine internal lining, with internal shelf and hanging rail in bedrooms as per plan.

ELECTRICAL INSTALLATION

- Complete electrical installation in accordance with low voltage regulations, with Niessen Tacto switches or similar, for high level electrification.

PLUMBING

- Complete installation with copper pipes or similar for hot and cold water.
- Stop taps in all wet rooms.
- Solar energy hot water, with 100-litre tank.

GAS

- Natural gas installation in accordance with regulations, for a combi-boiler.

HEATING

- Single copper pipe installation with aluminium radiators in all rooms except corridors.
- Heated towel rail in master bathroom.
- Saunier Duval Thematek gas combi-boiler or similar.
- Room temperature thermostat located in entrance.

TELECOMMUNICATIONS

- Terrestrial aerial and satellite dish sockets in the lounge, kitchen and master bedroom.
- Prewiring for telephone systems, with sockets in the lounge (two), kitchen and bedrooms.
- A video door entry system opening the entrance door to the building.
- Electronic door entry system opening the rear door of the building to the communal terrace.

AIR CONDITIONING

Installation of air conditioning units, comprising:

- Conduits connecting external and internal units.
- Fibre distribution conduits in false ceilings.
- Panasonic external unit on roof floor and internal unit in bathroom false ceiling or similar.

SANITARY WARE

Master bathroom:

- Porcelanosa white sanitary ware or similar.
- Silestone vanity top with built-in Porcelanosa china sink, with automatic drain and chrome u-bend.
- Acrylic bath tub or similar.
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- Noken (Porcelanosa Group) single control taps, and thermostatic taps in bath, or similar.

KITCHEN UNITS AND APPLIANCES

- Cherry-veneered floor and wall units on stainless steel structure.
- Silestone worktop.
- Fitted with electric oven, four-ring vitroceramic hob (two of the four rings are induction ones), decorative steel extractor hood, microwave, refrigerator and dishwasher.
- Plumbing and electrical sockets for washing machine and dryer.

CAR PARK

- Motorised automatic door for vehicle access with a remote control per space.
- Pedestrian access with master keys.
- Forced ventilation installation and fire prevention system in accordance with regulations.

COMMUNAL AREAS

- Natural stone flooring laid to ground floor entrance lobby and lift landings or similar.
- Ceramic tile flooring laid to stair steps and landings or similar.
- Breinco Vulcano tiles laid on communal terrace.
- r2, r8 and r8-bis buildings have a communal swimming pool with access from Avel·lina Casadevall street. The swimming pool will be operative from summer 2008.

OTHER INSTALLATIONS

- Two-speed electric lifts with stainless steel automatic doors inside the lift carriage and on the landings. Lift carriages finished in laminated plastic, with natural stone flooring and mirror. Selective group operation when going down.
- Intruder alarms in all homes.

NOTE: The finishes may be changed at the Site Management's discretion and depending market availability.
The development has quality assurance and a 10-year structural stability and three-year watertightness warranty.

BUILDING SPECIFICATIONS
SANT CUGAT-GUINARDERA

THREE AND FOUR BEDROOM HOMES

FOUNDATIONS AND STRUCTURE

- Reinforced concrete
- Waffle slab
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EXTERNAL WALLS

- Front and rear external walls: brick, air chamber and internal insulation using mortar and rock wool or similar, and opaque laminated glass railing combined with transparent laminated glass and stainless steel.
- Ground floor external wall covered with natural stone.

PARTITION WALLS

- Made from plasterboard with internal insulation or similar.
- Partition walls between flats made from perforated brick lined with plasterboard or similar.

ROOF

- A flat roof with extruded polystyrene insulation slabs or similar.

FLOORING

- General throughout flat: floating natural wood parquet flooring (JATOBA by Porcelanosa) on a foam underlay or similar.
- Kitchen: Porcelanosa tiles (44 x 44) and parquet flooring in dining area or similar.
- Master bathroom: Porcelanosa tiles (33 x 33) or similar.
- Second bathroom: Porcelanosa tiles (31 x 31) or similar.
- Toilet (in four bedroom homes, as per plan): Porcelanosa Bali anthracite (31.6 x 31.6) or similar.
- Terraces: solid wood decking.

WALL TILING

- Kitchen: Silestone or similar between floor and wall units.
- Master bathroom: Porcelanosa ceramic tiles (44 x 33) combined with Porcelanosa border (21 x 31) or similar
- Second bathroom: Porcelanosa ceramic tiles with border (21 x 31) or similar.

PLASTERWORK AND PAINTWORK

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EXTERNAL CARPENTRY

- Technal aluminium carpentry or similar.
- Manual aluminium roll-up shutters with internal insulation in bedrooms.
- Climalit double glazing or similar.

INTERNAL CARPENTRY

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SANITARY WARE

Master bathroom:

- Porcelanosa white sanitary ware or similar.
- Silestone vanity top with built-in Porcelanosa china sink, with automatic drain and chrome u-bend.
- Acrylic shower pan or similar.
- Noken (Porcelanosa Group) single control taps, and thermostatic taps in bath, or similar.

Second bathroom:

- Porcelanosa white sanitary ware or similar.
- Silestone vanity top with built-in Porcelanosa china sink, with automatic drain and chrome u-bend.
- Acrylic bath tub or similar.
- Noken (Porcelanosa Group) single control taps, and thermostatic taps in bath, or similar.

Toilets:

- Porcelanosa white sanitary ware or similar.
- Silestone vanity top with built-in Porcelanosa china sink, with automatic drain and chrome u-bend.
- Noken (Porcelanosa Group) single control taps or similar.

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SOLVIA

SOLVIA GESTIÓ IMMOBILIÀRIA

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