

SANT VICENÇ DELS HORTS QUALITIES REPORT

FAÇADES

The façades will be of perforated brick finished externally with single layer stucco.

Some façade buttresses, according to the architectural composition of the project, will be clad with aluminium.

All the façades will have air chamber thermal insulation and internal reinforcement with prefabricated plasterboard (Pladur type).

ROOF

Washing-line area: transitable, flat, made up of slopes, approved asphalt cloth, thermal insulation, protection plate and tiled with long thin bricks.

Technical area: non-transitable flat, made up of slopes, approved asphalt cloth, thermal insulation gravel finishing.

FLOORS

Laminated parquet flooring will be installed in living-dining room, passages and rooms. Kitchens and bathrooms will have tiled floors. In the bathrooms matching the wall tiles.

The terraces of the north façade will be fitted with non-slip tiled floors; in the southern façade they will have treated wood flooring.

PARTITION WALLS AND FALSE CEILINGS

The stairwell will be of 15 cm perforated brick, plastered.

The separations entre housing units will be of 15 cm sound-absorbent perforated brick, with prefabricated plasterboards (Pladur type).

The internal partition walls of the housing units will be of internal metal structure, internal acoustic insulation and prefabricated plasterboards (Pladur).

The entrance hall, passage, kitchen and bathrooms will have false ceilings.

TILES

The vertical surfaces of the bathroom and some parts of the laundry rooms will be clad with ceramic cover up to the height of the false ceiling.

SANITARY EQUIPMENT

In the master bathroom:

Bath FEDRA from GALA, white.

GALA surround and wash basin, white, with mirror above surround.

WC tank MARINA from GALA, with ABS seat and lid, white.

Bidet MARINA from GALA, with ABS lid, white.

In the second bathroom:

Shower basin GALA, white.

Wash basin ELIA model from GALA, with pedestal, white, with top mirror.

WC tank ELIA from GALA, with ABS seat and lid, white.

The laundry rooms of the lofts with the exception of the first doors of staircases A and D, will be fitted with a sink model BURGOS from GALA, white.

All the housing units will have connections for mains water, electricity and drainage for automatic washing machine and dryer.

TAPS

Single control from BUADES. Visible equipment with 60 cm bar, shower head in shower and bath and rotating spout on sink.

KITCHEN CUPBOARDS

Low and high cupboards melamine coated, granite surface and front between units, drawers with rails.

ELECTRICAL EQUIPMENT

80 cm double stainless steel sink.

Four burner vitroceramic hob.

Electric oven with 4 functions.

3-speed extractor hood.

Each flat will have water, electricity and drainage connections for dishwashers.

INTERNAL CARPENTRY

Front door reinforced, varnished oak veneer, standard system, security lock, chrome-plated internal handle, external knob and optical peephole.

Internal doors plain or glass 35 mm thick, varnished oak veneer, standard system, 3 chromed hinges and chromed handles.

Wardrobes with varnished oak veneer doors, internal finishing in melamine, with shelf and rod in the master bedroom.

EXTERNAL CARPENTRY

In lacquered aluminium, sliding or folding sheets according to architectural composition of the project, with inlaid lock.

BLINDS AND SHUTTERS

The windows and balconies of the bedrooms and living-dining room will be fitted with aluminium roller blinds.

ELECTRICAL INSTALLATION

Installation and circuits in accordance with low voltage regulations, for a maximum power of 9,200 W.

PLUMBING

Hot and cold water in all sanitary fittings except the WC.
Installation in accordance with basic regulations for water installation.
All damp areas will be fitted with appropriate stop-cocks. Production of hot water by gas heater in the kitchen or laundry room (depending on housing type).

HEATING AND INSTALLATION OF AIR CONDITIONING

Installation of single-tube heating system by aluminium radiators and mixed gas heater.
Installation of split air conditioning system in the housing. Grilles will be fitted to cool the living-dining room and the bedrooms.

GAS

Installation of gas supply for the heater.

ALARM

Installation of burglar alarm with security centre, control keyboard and 2 radio detectors.
Includes 9 months free connection to security centre.

MISCELLANEOUS INSTALLATIONS

The housing units will be fitted with five TV and FM connections in the living room, kitchen and bedrooms. Collective UHF and FM aerial located on the roof of the building.
The hall will be fitted with the video-door phone, which will operate the lock of the street door of the entrance hall.
There will also be the pre-installation of the telephone system, with six connections per housing unit, two in the living room, one in the kitchen and one in each bedroom.

GLAZING

Double glazing with internal air chamber (8 + 6 + 5) in openings of façades.
Matt glass in internal glazed wooden doors.

PAINTWORK

Walls and ceilings with plain white semi plastic paint.

EXTERNAL GROUND FLOOR TERRACES

The paved area will be fitted with non-slip tiled flooring.
The rest of the terrace will be finished with coarse sand, with no kind of vegetation.

Water connection and electric socket will be fitted.

COMMON AREAS

ENTRANCE HALL AND STAIRCASE: Flooring of natural stone, skirting board of the same material as the flooring and stippling stucco with latex finishing on walls.

LIFT: Electromechanical, speed 1 m/ sec. Automatic doors on landing 0.80 m painted, cabin doors automatic in stainless steel.

Access to car park with security key.

NOTE: THE PROFESSIONAL MANAGEMENT OF THE WORK RESERVES THE RIGHT TO MAKE CHANGES OR TO MODIFY SOME MATERIALS TO BE USED IN THE CONSTRUCTION OF THE BUILDING, MAINTAINING AT ALL TIMES AN EQUIVALENT QUALITY.

Barcelona, 23 October 2006