



## RESIDENCIAL PERSEO

### Building specifications:

- **FOUNDATIONS:** Formed by insulated braced footings and stripped footings for the reinforced concrete walls in the basements.
- **STRUCTURE:** Horizontal structure using bidirectional or reticular rods, and vertical structure using reinforced concrete walls and pillars and metal pillars made from hot-rolled steel.
- **EXTERNAL ENCLOSURES:** The enclosures for the façades shall consist of outer sheet of 11 cm thick ceramic brick with thermal insulation using 6 cm thick projected polyurethane foam, 2cm air chamber and 9 cm interior sheet of ceramic brick.
- **PARTY WALLS BETWEEN THE HOUSES IN THE BASEMENT:** Double sheet of ceramic brick, with thermal-acoustic insulation using 5cm thick volcanic rock wool.
- **ROOF:** Inverted type passable rooftop, which will be made using slopes, regularising layer, waterproof membrane, thermal insulation using 8 cm high density extruded polystyrene, regularising layer of cement mortar and non-slip stoneware floor, with access via stairs from 1st floor.
- **PARTITIONS:** Interior partitions of the dwelling made from 9cm hollow brick and perforated ceramic brick in the partitions of stairwells.
- **OUTDOOR CARPENTRY:** Top of the range PVC outdoor carpentry of Weru brand or similar, liftable or tilting type, placed on a sub-frame. Electrically operated shutters, with PVC slats in bedrooms, according to carpentry specifications of the project. Security front door in lacquered colour, 3 point security lock and anti-leverage hinges.
- **WINDOWS** Low emissivity and security insulating glass, in accordance with the carpentry specifications of the project.
- **INSIDE CARPENTRY:** DM interior doors or similar in lacquered colour. BLOCK type fitted wardrobes, lined inside, with storage area and hanging bar, all with sliding or folding doors, according to dimensions of the rooms and similar material to interior doors. Sectional garage door with automatic and remote control.
- **KITCHEN:** Floor and wall kitchen units with lots of storage made in smooth conglomerate system with stratified laminated doors. Corian worktop or similar, with single sink and stainless steel drainer or similar. Equipped with oven, ceramic hob, dishwasher, fridge and hood.
- **INSTALLATIONS ROOM AND LAUNDRY ROOM IN THE BASEMENT:** to house the ACS storage tank, indoor aerothermal unit with installation of drains for washing machine and dryer.

## • COATINGS:

- Plaster coatings on vertical walls suitable for smooth painting.
- Outer coatings of mortar in monolayer mortar or similar.
- Indoor floors made from laminated wood floating parquet or similar.
- Exterior floors of first quality non-slip stoneware and artificial turf.
- Floating concrete floor finish in garages.
- Tiled bathroom, toilet, kitchen and laundry, including high quality borders.
- Artificial stone rain gutter
- Large format ceramic tiling, in certain interior areas and façades, according to the plans for the project.
- False plaster ceilings with steel profiles.

• **SANITARY FITTINGS AND TAPS:** Modern design white porcelain mounted sanitary fittings and taps. Water point and drainage in solarium.

• **PAINTS:** Interior with smooth paint on vertical and horizontal walls. Coating with lacquer on woodwork.

• **TELEPHONY:** Sockets in lounge and bedrooms. Complying with common infrastructure tele-communication regulations.

• **TV-FM:** Community satellite dish and sockets in lounge and bedrooms. Complying with common infrastructure tele-communication regulations.

▪ **AUTOMATIC ENTRYPHONE:** Video-entryphone in each house.

### ▪ AIR CONDITIONING - HEATING - SANITARY HOT WATER:

Hybrid Aerothermal system of the Mitsubishi Electric brand or similar, via a air air variable flow heat pump with hydrobox for ACS production with 200l accumulator and underfloor heating.  
ACS Solar Contribution via a solar panel located on the roof of each house.

• **ELECTRICAL INSTALLATION:** Prepared according to the project, in accordance with Low Voltage Electrotechnical Regulations in force. Top quality mechanisms.

• **INDOOR AIR QUALITY:** Mechanical ventilation in dwellings with heat flow recuperator, in application of the Technical Building Code DB-HS3.

• **INSTALLATION OF THE CENTRALISED VACUUMING SYSTEM:** Complete installation on each floor of the house and garage.

• **INTERIOR AND EXTERIOR LIGHTING:** According to the project plans and current regulations.

• **LIFT FOR 6 PEOPLE WITH 4 STOPS:** Basement, ground floor, first floor and solarium.

## • DOMOTIC HOUSES.

### • URBAN DESIGN INSIDE THE PLOT:

- Lighting and fencing of all perimeter walls.
- Individual swimming pool for each house.
- Hinged doors for pedestrian access to the plots with electro-locking device.
- Sliding access doors for access to surface parking with remote control.
- Access to traffic, through private paved road and community lighting and automated doors with remote control.

