

## BUILDING SPECIFICATIONS

### SEMI-DETACHED SINGLE-FAMILY HOUSE, AUXILIARY BUILDING AND SWIMMING POOL. CALLE PALANCAR 12, URBANIZATION GUADAMONTE, VILLANUEVA DE LA CAÑADA. MADRID

#### Gardening and Landscaping

The landscaping of the open spaces of the plot, carefully designed, foresees the use of native plants with low water level and decorative lighting.

#### Foundation and Structure

The foundation of the house is made of footings and retaining walls. Horizontal structure built with reinforced concrete slab on a mixed structure of metal and concrete pillars.

#### Facades

The facades have been built with half-foot solid brick masonry and reinforced concrete wall; both types of facades are coated with thermal insulation and double-layer laminated plaster partition walls. Pivoting steel sheet access door, custom-designed for the house.

#### Covers - Roofs

The roof is of the inverted type, with double waterproofing of bituminous sheets, thermal insulation, and gravel protection layer.

#### Interior partitions

The interior partitions have been made with double layer laminated plaster partition walls and intermediate acoustic insulation.

#### Exterior carpentry

Aluminum exterior carpentry with thermal bridge break.

Double glazing with air chamber and Guardian Sun type low emissivity glass or similar.

Aluminum blinds with thermal insulation in all bedrooms.

Access door to the house pivoting steel sheet, custom designed for the house.

#### Interior carpentry

Hinged and sliding interior doors, lacquered in white, with chrome hardware of smooth design and height 220 cm.

Modular closets in bedrooms with wooden closet front, smooth textured melamine interior, lined and dressed.

#### Flooring

The floors of the house have been made with natural oak floating platform, except in the kitchen, bathrooms, facilities, and laundry room which are paved with porcelain stoneware, and the gym with laminate flooring.

vinyl tile flooring. The exterior pavement is of large-format stoneware, with anti-slip treatment.

Double metal staircase with natural oak wood steps.

Vertical walls, finished in smooth plastic paint.

Bathrooms with ceramic tiling of various models chosen by the property.

#### False ceilings

False ceilings throughout the house made of laminated plasterboard and finished in smooth plastic paint. With curtain rods in the window openings.

**Plumbing and sanitary ware**

Plumbing installation made with cross-linked polyethylene piping for the hot and cold-water network and PVC piping for the drainage network.

Top quality sanitary ware of different models.

Built-in cistern toilets in the main bathrooms and courtesy toilet.

Built-in showers with the same finish as the tiling of the bathrooms in the main bathrooms.

Taps of the Tres brand, in different series. The shower taps are built in.

**Heating, domestic hot water production and cooling.**

The production of domestic hot water is generated by high efficiency aerothermal equipment.

Heating and cooling are provided by underfloor heating and cooling systems with independent circuits for each room, regulated by chrono thermostats.

**Electricity and telecommunications**

Electricity installation according to REBT and CTE. Jung or similar brand electrical mechanisms.

Installation of individual TV sockets with outlets in living room, kitchen, and bedrooms. Installation of internal data network with RJ45 sockets in living room, kitchen, and bedrooms. Wi-Fi socket in false ceiling. In addition, motorized blinds.

Pre-installation of photovoltaic panel system.

**Kitchen**

Custom-designed kitchens made by the company Cocinas Rio, equipped with wall and base units, induction hob, oven, microwave, refrigerator, dishwasher, and extractor hood.