

# quality specifications ARGOS III

## FOUNDATION AND STRUCTURE

- Reinforced concrete **foundation**.
- Reinforced concrete **structure**.

## EXTERIOR ENCLOSURE

- **Facade** composed of ceramic brick main sheet, mineral wool insulation on the outside finished with decorative pre-industrialized material. Inside, self-supporting cladding with double laminated plasterboard and thermal insulation of mineral wool (in wet cores a plate with water-repellent treatment is placed).

## ROOF

- **Inverted walkable flat roof** with double asphalt sheet adhered and flooring in accessible areas, with extruded polyurethane insulation placed on the waterproofing as a measure to improve its durability.
- **Inverted non-passable flat roof** with double asphalt sheet adhered and heavy gravel protection, with extruded polyurethane insulation placed on the waterproofing guaranteeing its durability.

## EXTERIOR CARPENTRY

- **Windows and terrace doors** with folding or sliding opening system depending on the opening, executed with extruded aluminum profiles lacquered in color with thermal break and double thermo-acoustic glazing with air chamber. The windows on the façade to Avenida de las Ciencias will be equipped with casement sheets to increase sound insulation.
- **Monoblock set of aluminum roller blinds** of the same color as the carpentry with interior thermal insulation of injected polyurethane
- **Terrace railing** with glass shelves and painted steel metal profiles support
- **Clotheslines protections** with closing elements, removes views and natural ventilation

## INTERIOR PARTITIONS

- **Interior partitions** of dry walling with self-supporting framework of galvanized steel, with interior insulation (in wet cores plate with water-repellent treatment is placed).
- **Separation** between ceramic brick factory houses with self-supporting drywall cladding with insulation on each side.
- **Separation of common areas** with ceramic brick factory and self-supporting drywall cladding with insulation inside the house and plaster coating on the common area side.

## INTERIOR CARPENTRY

- **Security entrance door**, with security lock and peephole
- **Interior doors** of smooth white lacquered wood, with first-quality handle and fittings of first and locks in bathrooms and toilets
- **Fitted wardrobes** with sliding or folding doors according to the dimension of design gap equal to the doors of passage, lined with upper shelf and hanging bar.

## INTERIOR FINISHES

- **Floating laminate flooring** type AC4 antistatic placed on an anti-impact sheet and a layer of self-leveling mortar throughout the house except for wet rooms. Wooden skirting board finished in white.
- **Large format porcelain stoneware flooring** of first quality in master bathroom, secondary bathroom and kitchen.
- Non-slip porcelain stoneware terrace flooring.
- **Matte smooth plastic paint** on vertical and horizontal walls.
- **High-quality tiling** of large format ceramic pieces in the main and secondary bathroom, in the walls of the toilets, and kitchen furniture.
- **False ceiling** in bathrooms, kitchen, halls and corridors, plaster laying in the rest of the rooms.

## SANITARY WARE AND TAPS

- **Master bathroom with** acrylic shower tray, toilet, sink on furniture. All appliances are white vitrified porcelain.
- **Secondary bathroom** with bathtub, toilet and suspended sink, also made of vitrified porcelain.
- All elements will have high quality **single-lever taps**.

## KITCHENS

- High and low kitchen furniture. Each kitchen layout will adapt to the available space.
- **Equipped** with induction hob, oven and extractor hood.

## ELECTRICITY AND TELECOMMUNICATIONS

- **Electrical** housing mechanisms
- **LED luminaires** installed in hallway, main and secondary bathroom, and kitchen.
- **RTV/SAT** sockets in all bedrooms, living room and kitchen, except in those kitchens integrated into the living room.
- **RJ45 sockets** in kitchen, living room and all bedrooms.
- **Collective TV antenna** with tele distribution system, pre-designed centralized installation for the introduction of different satellite channels.
- **Electronic video intercom** with color monitor for access control from portal and common areas.

## PLUMBING AND SANITATION

- **DHW production** using energies that meet BREEAM "Good" requirements.

## AIR CONDITIONING AND VENTILATION

- **Installation of cold / heat air conditioning** through ducts and heat pump with first-rate Inverter technology, with indoor unit located in bathroom and outdoor unit on the rooftop.
- **Controlled mechanical ventilation system** with micro openings located in the carpentry and extraction in the wet cores.

## SPECIAL FACILITIES

- **Top brand elevator** with telescopic stainless-steel doors.
- Mailboxes according to Post Office regulation standard located in the common areas.
- Ventilation, CO extraction, garage fire detection and protection installations.

## COMMON AREAS, URBANIZATION AND OTHERS

- Parking entrance door with automatic opening system through remote control and photoelectric cell.
- Flooring with concrete tile and non-slip rustic stoneware flooring.
- Gate access flooring with large format porcelain stoneware.
- Interior urbanization with garden areas and accessible pathways.
- Adult pool and separate paddling pool with saline purification treatment
- Children's play area
- Bicycle parking
- Pre-installation of recharging spots for electric vehicles by driverless tray and spaces in the centralization of meters
- Equipped gym.
- Gourmet room
- Multipurpose room