



ELCANO

Specifications

ASG Homes

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FAÇADES AND INTERIOR LAYOUTS



Façades

Façades will be ceramic finished. Modern, contemporary door hardware will be fitted, observing any restrictions that may be imposed by the Board for the Protection of Historical, Artistic and Natural Heritage (CPPHAN) as the area is subject to the Town Planning (PGOUM) area 1 standard. Inner cladding will comprise plasterboard with air chamber and thermal and sound insulation.



Roofs

Practicable, tiled flat roof for private use.

Non-practicable roof with gravel covered finish.



Structure

Foundations will meet the specifications defined in the Geotechnical Study.

The structure will be made of reinforced concrete beams and pillars.



Partition walls and insulation

The **interior divisions between the rooms in the house** will be made of plasterboard in order to, where appropriate, facilitate their dividing into modules.

Divisions between houses and communal areas will be made of combined brickwork and self-supporting cladding made of plasterboard. Acoustically, these will comply with the Spanish noise insulation building standard, CTE DB HR.

Moisture-resistant, laminated plasterboard will be used for wet room spaces.



Exterior carpentry

This comprises **tilt-and-turn windows and sliding, sitting room window** of the monoblock aluminium type, lacquered in a colour to be chosen by Construction Project Management. Endowed with thermal bridge breakage, they will be double-glazed with climalit-type chamber (4+4/chamber/3+3 panes) and treated for low emissions. Electric, aluminium blinds with heat insulated lamellas will be fitted in the sitting room. **Blinds will be manual in all other rooms.**



INTERIOR FINISHES

Flooring

Wood look ceramic flooring with a choice of 2 possible finishes inside houses.

Porcelain type floor tiling inside bathrooms.



Walls

House interior walls will be finished in smooth plastic paint.

Bathroom walls will be ceramic tiled in wet areas and painted in smooth plastic in the rest, combined with tiling.



Ceilings

Dropped **ceilings** will be fitted in wet rooms and corridors will be finished in smooth plastic paint. There will be a practicable area to access and maintain the air-conditioning installation.



Bathroom fittings and taps

Bathrooms will have a flat shower pan and be fitted with mixer taps. Detachable, adjustable shower head and bracket.

White, porcelain toilets. Mixer taps will be fitted.

Wall mounted toilet in the main bathroom.

Shower pan and bath in houses with 2 bathrooms. Shower in houses with only one bathroom.

Fog free mirrors in the main bathroom.

Furniture in bathrooms



Kitchen

The **kitchen area** will be tiled as with the rest of the sitting room space and will be fitted with an independent cooker hood. It will be furnished and come with electrical appliances (oven and microwave, induction plate, hood and taps).

High capacity, white matt, handleless, J pull cupboards and stone worktop or artificial grey stone that becomes vertical cladding between high and low pieces of furniture.



Terrace

Slip resistant porcelain type tiling for terraces

Ceiling for outdoors

Lighting and tap



Interior carpentry

Security front door lacquer finished in white with three point locking system and peephole.

Hinged smooth panel doors, lacquered in white with chrome plated handles and fittings.

Wardrobes will be fitted with smooth, sliding doors lacquered in white. Inside, they will be block-type, panelled in textile look melamine with shelf and hanging rail.



Paint

Offices and communal areas in general will be painted in smooth, washable plastic matt finish, colour to be selected by Construction Project Management.

Service and installation areas will be painted in smooth, white distemper.



FACILITIES



Air conditioning-heating

Air conditioning will be provided by means of a Hot-Cold Pumping system and underfloor heating, complemented with a ventilation system that ensures renewed air in the house. The exterior air conditioning unit will be installed in the roof, while the interior installation will be fitted in the dropped bathroom ceiling. Hot and cold air will be distributed by means of a conduit network.

The system will be fitted with a thermostat.



Plumbing and drainage

The **plumbing** installation will be of jacket insulated polyethylene pipes. It will include tapping points for bathroom and kitchen fittings. There will be a general stopcock and individual ones for wet rooms. Terraces will have taps fitted, private gardens on the ground floor and attic terraces.

Drainage **pipings** will be made of PVC, while downpipes will be sound proofed at joints and at points where they pass through formwork to ensure maximum soundproofing.



Sanitary hot water

Sanitary hot water will be provided in each house by a condensing natural gas boiler, while communal installation sanitary hot water will be produced by solar panels and accumulators.



Electrical installation

Houses will be fitted with lighting and power. Lights will be fitted in the bathroom, kitchen, and corridors. Terraces will be lighted and will have a watertight socket. Top quality devices will be fitted.

Communal areas, wet rooms and corridors will be fitted with LED lighting.

Each house will be fitted with a video intercom.



Telecommunications installation

Communal TV and FM aerial with teledistribution system, centralised installation and pre-designed to accommodate different satellite channels. (As per the applicable standard)

The sitting room and bedrooms will be fitted with TV, FM and telephone and data connection points.



Garage

The **garage** will be paved with continuous polished quartz concrete slab with parking spaces and traffic directions marked out.

Walls will be made of exposed concrete and be coated in plastic paint.

Lighting will triggered by presence sensor and garage opening.

The garage will come prepared with the **pre-installation for charging points** for electric vehicles.

It will be fitted with ventilation, CO extraction, fire detection and protection **installations**.



COMMUNAL AND LEISURE AREAS



Communal entrances, stairs and corridors

Entrance doors will be made of reinforced metal/glass.

Floors will be paved with porcelain floor tiles in entrances and communal areas.

Walls will be treated with the materials as per the project image in entrances, with the rest finished in smooth plastic paint.

Lighting will be triggered by presence sensors and sectioned into areas and spaces.

Lifts to the garage will be sized in accordance with accessibility standards, be fitted with automatic stainless-steel doors and cabins will have an alarm and telephone service.

Houses will be fitted with **video intercoms**.

All communal areas will have a skeleton key.



Development interior

There will be access control to the closed development. All pathways will be accessible and paved with printed concrete. There will be sports and leisure facilities:

- Swimming pool for adults and children with changing room
- Sunbathing terrace
- Garden areas
- Coworking room/multi-use area
- Gym
- Bicycle parking.
- Chill-out roof-top terrace

The garage entrance door will be automatic and fitted with an anti-crush safety device and remote-control system.

This list of building specifications may be altered by Technical Management to fit project needs and for those technical, legal or town planning reasons that may be imposed by the pertinent authority or the compliance of which is mandatory. They are also subject to the availability of stocks, though in such cases this will not entail any drop in quality to originally envisaged materials. These are non-contractual images and are provided for purely guideline purposes. They may be subject to modifications on account of Construction Project Management technical, legal, or business requirements, or those of the pertinent authority.