



BUILDING SPECIFICATIONS

Welcome to your home by the Mediterranean.







Foundation and structure

The Foundation system is based on a deep foundation using prefabricated piles, which will be braced with purlins and reinforced concrete slabs. The Structure will be formed, firstly, by reinforced concrete walls supported by the foundation. The vertical load-bearing structure will consist of reinforced concrete walls, pillars, and screens. The horizontal load-bearing structure will consist of lattice slabs in the parking area, premises, common areas and on the housing floors.



Roofs

To ensure the best thermal insulation and waterproofing of the common flat roofs of the building, these will be of inverted, with an EPDM waterproof layer. The community roof of the building will be passable, paved using specific outdoor paving with a non-slip finish. It will be intended for the location of facilities.



Façades

The outside façade will be executed by means of a combination of ventilated and traditional façade, thus preventing thermal bridges and reducing the dwellings' energy requirements.

Innovative materials of high quality, proven durability and low maintenance will be used, such as aluminium composites, ALUCUBOND brand or similar, and Glass Reinforced Concrete (reinforced concrete with fiberglass) segments.



Carpentry and indoor glazing

Aluminium exterior with thermal bridge breaking frames, bicolour lacquer and special, CORTIZO brand or similar, marine environment protection.

Windows will be double glazed, with a dehydrated air chamber and solar or low-emissivity, SUN GUARD brand or similar. The low-emissivity glass contributes added benefits to double glazing, increasing energy efficiency which translates as greater energy savings and comfort in the dwelling.

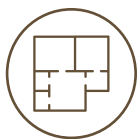
Roller blinds with lacquered aluminium slats will be installed, with injected insulation, allowing any rooms for resting to be in complete darkness. The railings on terraces will be made of 10+10.2 safety glass, of the COMENZA brand or similar, with concealed stainless steel profiles.





Interior finishes





Interior partitions and insulation

The dwelling's interior partitions will be made using a self-supporting partition system of laminated plasterboard, held in place by galvanized steel profiles, with interior acoustic thermal insulation provided by mineral wool.

In the wet areas of the dwelling the laminated plasterboard will have a special water-repellent finish.

To obtain a high soundproofing level, the separation between dwellings and the common areas will also be constructed using self-supporting partitions of laminated plaster with double profiles, double intermediate plates and double thermal-acoustic insulation using semi-rigid panels of mineral wool.



Interior carpentry

The entry door to the dwelling will have armoured housing, lacquered in white, with five closing points and an interior structure of reinforced galvanized steel, anti-lever bolts, security lock and peephole, NORMA or similar brand.

The indoor hallway doors will be NORMA brand or similar, they will be solid, lacquered in white, with an anti-slamming system, and rubber weatherstripping in the frame for greater soundproofing.

The wardrobes will be built-in and modular, with practicable doors, of the same finish and design as the indoor doors. The interior will be lined, and they will have a trunk shelf, a bar and a chest of drawers.

Door handles will have a satin surface finish.



Flooring

Laminate flooring will be installed in every room of the dwelling, thus achieving continuity, a feeling of greater spaciousness and a modern and uniform aesthetic.

For this, a special laminate of the EGGER or QUICK-STEP or similar brand will be used, with the following technical characteristics: AC5-33, antistatic, resistant to UVA Rays, resistant to stains and water, with Aqua-Stop Technology and the possibility of customisation. The skirting board will be made using 80x15 cm white PVC.

For outdoor terraces outdoor porcelain stoneware tiling with a non-slip finish will be used.





Cladding and false ceilings

Both the main and secondary bathrooms will be tiled with porcelain stoneware, in the other parts of the dwelling the walls will be finished using prime quality smooth plastic paint with the possibility of colour customisation.

False ceilings of laminated plasterboard will be used throughout the dwelling, also finished in smooth white plastic paint.



Kitchens

The kitchen will be handed over equipped with large capacity contemporary designed furniture, both high and low. All drawers and doors will have a self-braking system.

The front countertop between the upper and lower cupboards will be made of quartz chipboard SILESTONE, COMPAC brand or similar, with the possibility of customisation. Low-rise sink and drainer formation in stainless steel, with low-flow single-lever taps to reduce water consumption.

The household appliances included will be:

- Multifunction built-in oven, pyrolytic self-cleaning system, black glass finish. Class A.
 - Built-in microwave with grill, black glass finish and stainless steel, 800 W, 20L. Class A.
 - Three-zone induction plate, 32 cm giant zone, black bevelled glass finish. Class A.
 - Combined 203 x 60 refrigerator, stainless steel finish, display, non-frost. New E-Class.
 - 60 cm stainless steel finish, 12-setting dishwasher, display, with ECOSILENCE motor. New D-Class.
 - 90 cm, decorative, tilting, wall hood, with black glass and stainless-steel finish, touch control, LED lighting, and ECOSILENCE motor. A plus class. - 8 kg/6 kg capacity 1.400 rpm washer dryer, with display and ECOSILENCE Motor. New C-class.
 - All appliances will be of the same series and of BOSCH, BALAY or similar brand.
- The walls of the kitchens will be finished with a double layer of plastic paint with the possibility of customising the colour.





Bathrooms

The bathrooms will be tiled with rectified porcelain stoneware of the best brands and most contemporary model. Single-lever faucets with a water saving system will be installed.

The bathrooms will be furnished using top brand items.

Vitrified porcelain toilets with a recessed cistern, double flush system, and automatic closing lid. Showers with resin plates, built in safety glass screens and recessed taps.

Suspended washbasin cabinet, with surface mirror and LED lighting.







Air conditioning

The installation of hot-cold air conditioning will be carried out by ducts, with impulsion grilles in the false ceilings. Air conditioning equipment will be of the brands MITSUBISHI, DAIKIN or similar. The ambient thermostat will be located in the living room.

There will be underfloor heating in all the dwelling's rooms and the energy will be generated by an aerothermal air / water high efficiency ARISTON brand or similar heat pump. This heating system entails significant savings, due to its energy efficiency.

The production of domestic hot water (DHW) will also be through the same aerothermal system.



Electricity and Telecommunications

The degree of electrification will be high (9.2 Kw). Lighting will be provided by LED recessed bulbs. High quality mechanisms, with intensity regulator in living room and master bedroom.

The garage will have pre-installed electrical charging points for vehicles in all spaces.

The installation of telecommunications will be in accordance with the low-voltage electrotechnical regulations. Television, data and RJ45 telephone sockets in living room, kitchen, bedrooms, and terrace. Fibre optic socket in the living room.

Pre-installation of Wi-Fi network with Internet access on the floor of common areas of the building. Installation of automatic video intercom FERMAX, TEGUI or similar brand.



Plumbing and Sanitation

Individual plumbing installations will be made of multilayer polyethylene, due to its high strength, durability and being maintenance-free.

The sanitation installations will be made of PVC and the downspouts will be soundproofed and fire-resistant pipes of the ENERGY PLUS ABN type, made of multilayer polypropylene reinforced with mineral load. Standard UNE 1451 and Classification RF B, s1-d0.

The dwelling will have a general stopcock and independent stopcocks in the kitchen and bathrooms. The terrace will also have a water intake.





Common Areas and Urbanisation

The common spaces of the "Monver Mediterráneo Building" have been designed combining the quality, variety, and functionality of all their components, with solutions minimising maintenance costs insofar as is possible. All the common facilities have been selected using the criteria of greater efficiency.





Portals and stairs

Covered pedestrian access to the building's hallway. Doors with reinforced metal frames and safety glass, forming a large panel with natural luminosity and generating a prestigious environment full of warmth.

The portal flooring will be made of stone or ceramic material.

The floor of common areas or mezzanine will be considered the main hallway, all its finishes and decoration will be focused on offering a modern, novel and well-finished image.

The lighting in all common areas will be activated by presence detectors with timers and differentiated by zone, thus controlling the lighting, and reducing electricity consumption.



Common areas mezzanine

The Mezzanine of the building, with a surface area of 750 m², houses the swimming pool, gardens, and common recreation areas.

The swimming pool will be of an overflow perimetral type with a separate shallow section for children, it will have a tiled finish and LED interior lighting. There will be a solarium around the pool, an area with sun loungers and parasols, as well as an outdoor shower area.

Large multipurpose covered terrace for community use.

Changing room and toilet for pool service. Cleaning room. Sanitary facilities room.





Lifts

Two MONTES TALLÓN brand lifts, the TRIVIUM model or similar, will be installed, with access from all floors, including the parking area, and capacity for 8 people. The lift will have a keypad restricted access system per floor.

The cabin will have a stainless-steel finish, it will be equipped with LED lighting and an automatic shutdown system, photoelectric cell barrier. With multi - AMPD digital display for content information.

Two-way communication by video conference.



Car park

The underground car park will have a total of 40 spaces.

Homeowners will have priority when it comes to purchasing them and selecting the location.

The access door will be mechanised, with remote control and an anti-collision safety device.

Fire protection installation in accordance with current regulations.



● Project's energy rating: A





Nota: This building specification is indicative and may be modified, for technical or legal reasons indicated by Project Management during the course of the construction work, where necessary or convenient for the correct completion of the building, market requirements or lack of stock, in which case the items in question will be replaced by others of similar or higher quality, or where imposed by the public authorities or competent bodies.

DEVELOPING AND BUILDING



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