



Pronorte Uno, S.A.



## SPECIFICATIONS

### FOUNDATIONS & STRUCTURE

- Foundations as required by the surrounding terrain.
- Reinforced concrete structure with reticulated floor slabs.
- Retaining walls in garage, in reinforced concrete, weatherproofed with asphalt felt.

### ROOF

- Covers made with slope formation, cellular concrete, mortar layer of 2-3 cm of regularization, asphalt, geotextil lamina, heat insulation with extrusionado, geotextil polystyrene and burden.
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- Inclined covers formed by palomeros partitions, boards of rasillon, layer of mortar protection (2-3 cm of regularization, isolation with projected polyutherane (3 cm of thickness,  $d=35\text{kg/m}^3$ ) and completion in curved roofing arab type.

### FAÇADE

- Brick wall, decorative mouldings and insulation cavity.

### FINISHES & INTERIOR PARTITION WORK

- Exteriors: rendered with cement mortar.
- Interiors: ruled, plastered and skimmed in plaster of Paris with gypsum plaster mouldings in lounges and bedrooms.
- Interior partitions: built with bricks.
- False ceiling: in gypsum plaster in hallways, bathrooms and kitchen.

### FLOORS

- Lounge: 40 x 40 beige travertine marble tiles with matching 10 cm skirting.
- Bedrooms: 40 x 40 beige travertine marble tiles with matching 10 cm skirting.
- Bathrooms: 40 x 40 beige marble tiles.
- Porches: beige marble floor tiles with decorative emperor marble inlay.



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- Terracing & Solarium: *Gres* floor tiles.
- Kitchen: *Gres* floor tiles.

### WALL TILING

- Master bathroom and water closet: beige marble wall tiles from floor to ceiling with 10 cm moulded decorative strip of emperor marble inlay round mirrors.
- Second bathroom: cream, coloured *Gres* wall tiles, with skirting and top in beige marble and 10 cm moulded decorative strip of emperor marble inlay round mirrors.
- Kitchen: ceramic wall tiles to ceiling height.

### EXTERIOR DOORS & WINDOWS

- European sectioned, lacquered aluminium units.
- Scrollable aluminium blinds with electrical mechanism in dormitories, halls and cooks.
- Rustic finished, reinforced front door with security lock.

### INTERIOR DOORS & JOINERY

- Lacquered and pantographed wooden interior doors finished in warm tones.
- Wardrobe doors in same quality as interior doors.
- Wardrobe interiors lined in melamine with suitcase partition and clothes rack.
- Fitted wooden cupboard under washbasin top.

### GLAZING

- Double glazing in two 4 and 6 mm clear glass windowpanes respectively and 6 mm sealed cavity.
- Mirrors in bathrooms.
- Glazed screens in showers.

### PLUMBING & SANITARY UNITS

- White *Roca* vitrified porcelain sanitary units.
- Flush fitting washbasins for marble top.



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- Hydro-massage bathtub in master bathroom.
- 90 x 90 cm *Roca* shower tray.
- Chromed *Roca* tap units.
- Thermostatic tap unit in *Roca* hydro-massage bathtub.
- Hot water supply produced by 200 litre immersion heater.

### ELECTRICAL INSTALLATION

- Electricity supply as per requested wattage, with top quality mechanism.
- Pre-installation for telephone wiring in bedrooms and lounge.
- Television aerial socket in bedrooms, lounge and kitchen.
- Halogen spotlights in bathrooms, dimmer switches in lounge and master bedroom.
- Automatic garage door with remote control unit.
- Main entrance video-intercom system.
- Electric heated towel rail in bathrooms.

### AIR CONDITIONING

- Hot/cold air produced by *Carrier*, or, similar heat pump, distributed via conduits and grills, except in bathrooms and kitchen.
- Interior unit installed in false ceiling.
- Thermostatic ambient temperature control.

### PAINTWORK

- Interiors: smooth emulsion on walls and ceilings.
- Exteriors: exterior emulsion on rendering in a variety of matching colours.

### KITCHENS

- Fully fitted kitchen with spacious floor and wall cupboards
- Granite worktop
- Extractor hood
- Stainless steel sink unit
- Vitroceramic hob
- Electric oven
- Microwave oven



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- American or Combi-style refrigerator, depending on type of kitchen.
- Dishwasher.
- Washer-Dryer unit in one.

### DEVELOPMENT

- Gated complex closed off with stone walls, rest in plastic chain-link fencing
- Landscaped areas with terracotta, or similar, paved footpaths, benches, lampposts.
- Vehicular access roads in press concrete.
- Premises available for a variety of uses, with Jacuzzi, sauna, gymnasium and 40 m<sup>2</sup> heated swimming pool.
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### ADDITIONAL SPECIFICATIONS

- Garage floor finished in concrete and quartzite.
- Marble fireplace surround in lounge.
- Domotics:
  - Alarms.
  - Water supply valve.
  - Air-Conditioning.
  - Central window blind control.
- Automatic irrigation of communal areas.