



BUILDING SPECIFICATIONS

44 Apartaments with Garage and Common Areas
Cordoba Street and Sevilla Street
04639 Turre -ALMERÍA-Spain



ESPADEVIDA
APARTAMENT GALLERY

FOUNDATION AND STRUCTURE



- The foundations were built via the use of reinforced concrete HA25 flagstones (50 cm thick) and the perimeter basement walls are made of the same material (30cm thick).
- The structure composed of concrete reinforced with bidirectional waffle slab (30 cm thick), which has been already built. Reticular framework (25+5 cm) and rib (72x72) of HA25.

BUILDING FRONT



- The external covering is made of refractory ceramic and solid bricks (11,50 cm thick) coated with projected polyurethane (50 cm thick), air chamber and cladded to the interior double air brick wall (7,50 cm thick).
The thermal insulation will be made of projected polyurethane (50mm thick) on the outer sheet of the closing.
- This type of building front allows us the continuing thermal insulation, thus eliminating any thermal bridge.
- The dwellings have spacious terraces with steel balustrades to provide safe, luminous and extensive terraces.



- The building front will be built by a large ceramic tile in the lower area of the building as a socket, on the other hand, the higher areas will be completed with a smooth and white finish.
- The overhangs of the balconies and terraces will also be finished with the same material previously used for the socket, providing the building with an homogeneous finish.

THE ROOF



- Inverted flat roof, considering its use, completed with two different finishings.
- Roof in those installation areas mainly constituted by these components: lightened cement, waterproof sheet, geotextile, thermal and acoustic insulation and final finishing with chipping of a suitable aggregate.
- Roof in recreational areas mainly constituted by these components: lightened cement, waterproof sheet, geotextile, thermal and acoustic insulation, protective mortar coat and final finishing with flooring on plots and/or strips.

EXTERIOR WOODWORK



- The external woodwork consists of aluminium lacquered windows and French-windows with thermal bridge breaking, sliding protective windows with double glazing (CLIMATIC type) with aluminium and thermal insulation rolling shutters.
- To maximise energy savings in the dwellings, the glazing will be made of double glazing (CLIMATIC or similar). It is provided with a low-emissivity glass and argon filled towards the house interior, this fact will improve the thermal transmittance of the glass up to 40%. This thermal comfort and elimination of the cold wall effect, called condensation, will increasingly improve the energy savings.

PARTITIONS



- Partition walls between apartments and common areas will consist of a double internal brick structure (7,50 cm thick) separated by thermal and acoustic mineral wool insulation and completed by white plaster finished (15 mm).
- Interior partition walls among the different rooms will consist of plasterboard walls, made of Pladur or similar one for example, and thermal and acoustic mineral wool insulation in its interior.

FLOORINGS AND COVERINGS



- Internal flooring of the apartments made entirely by high quality porcelain stoneware (60x60 cm), anthracite-coloured and non-slip surface. The baseboards will be made by the same material used in the flooring.
- Acoustic insulation against impact noise in almost all the flooring of the apartments.
- Smooth, plastic paint on horizontal and vertical surfaces. There is also the possibility of customising among 3 different colours.
- Kitchen and bathroom floorings will be built with high quality and non-slip surface porcelain stoneware (60x60 cm).
- Kitchens finished in tiles (30x60 cm), only in their furnished zone, while in the rest of the room will be finished by smooth plastic paint.



- Bathrooms finished in tiles (30x60 cm), they will be tiled up to the ceiling.
- Plasterboard false ceiling in halls, bathrooms and kitchen. It will be located a false ceiling in those areas placed in the locations where the interior conditioning machine might be planned.

INTERIOR WOODWORK



- All the apartment doors will be reinforced by 203x88,5 cm thick edge.
- The apartments will be provided with armoured entrance door (45mm thick), with steel panels in its interior, lacquered white, with a three point lock and peephole.
- Interior doors of the housing varnished and embellished by horizontal and vertical milling.
- Fitted wardrobes in bedrooms, modules and doors not included.

HSH WATER, HEATING AND CONDITIONING



- The heat sanitary hot water production system is individually sprayed onto each apartment. It will be produced by aérothermal storage tank supported with a solar system to reduce the power consumption to the minimum, with an automatic anti-legionella system and using a DC inverter system. It consists of three modes: economy mode, hybrid mode and electric resistance mode. This system will always ensure hot water.
- Individual heating and conditioning in each apartment, by a compressor system of high efficiency DC Inverter, saving energy by reducing the power consumption to a minimum.
- The installation of these elements will be supported by a solar system through solar thermal panels. The aérothermal equipment is not included.



- Heating system conducted through high efficiency radiators monitor by a digital programmable thermostat located in the living-room, this system will provide the dwelling with a total comfort. This type of high efficiency radiators involve an effective improvement of the power consumption.
- The air-conditioning system conducted through a central Fan-Coil installation which distributes the air-conditioning throughout the different dwelling areas by grids located in the superior sides of the walls. These grids will be monitored by the same digital programmable thermostat of the heating system. This mechanism with a multi-positional filter uses a high and low noise technology thanks to a DC Inverter engine.
- The installations will be made in the roof, providing a wider inner-space in the area of the dwelling. (Emitter-radiator elements not included.)

RESTROOMS



- Bathroom fitting in white vitrified porcelain ceramic, Roca brand Dama model or similar, with chrome monoblock faucets, Roca brand Victoria model or similar.
- Bathroom with non-slip surface and super-flat shower fitting on the floor with chrome monoblock faucets, Roca brand Victoria model or similar.
- The interior installation of the plumbing will be built by cross-linked polypropylene pipes.

VENTILATION FACILITIES



- It has been decided a single mechanical ventilation. Each equipment will be connected to the roof by means of an individual line. This will reduce the inconvenience of the installation to a minimum.
- The air intake to the dwellings will be guaranteed by the incorporation of a micro venting system in the living rooms' and bedrooms' woodworks.
- Kitchen fitted with an individual extractor hood that makes possible the smoke vent.

ELECTRICITY, TV AND TELEPHONE.



- Electronic video doorman.
- High quality electrical devices, Niessen brand Zenit model in white colour or similar.
- Common television antenna with a cable distribution, central installation to introduce different satellite TV channels.
- Television and telephone connections in all rooms.
- Central internet installation and wifi in the common areas of the building.
- All the installations will be built following the Telecommunication Regulations.

GARAGE



- The entrance gate to the garage with interior and exterior photoelectric cell door, which is automatic, and it is monitored by remote control.
- Diaphanous garage finished in polished cement.
- Ventilation equipment, CO2 extraction, fire detection and fire fighting systems installations in the garage.
- Installation of a CCTV system in garages.

COMMON ELEMENTS AND SERVICES



- This urban complex will have a variety of common facilities, with an innovative design and high quality finishing.
- Vertical stretches of wall decorated with vinyl siding, natural stone and paint. For common areas lighting, there will be presence sensors and energy-efficient lighting. This will minimise the electrical energy consumption. Staircases with an independent lighting connection in every single floor.

Electric lifts with access from the lobby to the floors without the need for a machine room. These lifts follow the accessibility standards with automatic and telescopic sliding doors which are made of stainless steel. They also have got an alarm and telephone service.

- The main access is through the lobby located on the ground floor where there will be an access control and a reception. From this point,



there will be a direct access to the garage improving the access from the four nearest streets. These doors have a closed access which can be reachable by a master key of the common area.

- Due to the topography of the area, it will be provided an excellent panoramic view.
- The automated gatehouse system guarantees the control of individual access to each dwelling by the main entry.
- The common areas located on the first floor are classified in different levels, they are all linked: terraces and gardened areas are linked with entrance and leisure area, such as the spa, the fitness centre, the restaurant, the social lounge and other indoor common areas.

IN- COMMON AREAS



- Two indoor swimming pools (32 m² in each surface and rectangular shape), applied fluid transfer and water treatment with submerged night lighting, wide and common solarium zone and a kiosk on the premises.
- The salt water chlorination treatment may lead to a reduction in costs of pool maintenance. This treatment will enhance the quality of water avoiding harmful impact of the health.
- The swimming pools and solariums consist of stairs and grandstands.
- Large storage room available for pool and solarium furniture.

COMMON FIRST FLOOR



- Gymnasium finished with aluminium carpentry with views to the park.
- Spa with acclimatised pool and hydro-massage with 46 square meters area with heating installation, relaxation area, sauna and jacuzzi. Spa complete and finished with facilities for air conditioning, temperature and humidity.
- Two dressing rooms connected with feminine, masculine and adapted, all with toilets, and showers.
- Office Club-Manager fully glazed to the lobby with waiting area.
- Three multifunctional rooms, for hairdressing, massages or conferences.
- Laundry and closet cleaning.

ENERGY EFFICIENCY



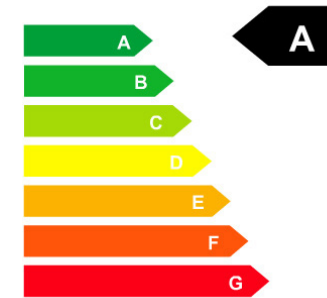
- This building has maximum efficiency, saving energy and low pollution.
- It is a housing building designed to achieve greater efficiency for a low energy consumption that favours the rational use of energy, while taking care of the environment, quality and climatic comfort within the dwelling.
- In order to reduce energy consumption in homes, an eco-efficient design of the building has been carried out, the latest generation facilities have been upgraded to take advantage of renewable energies and efficiency has been promoted through innovative equipment and materials.
- The system of Heating, Air conditioning and Heat Sanitary Hot Water is done with individual systems, to improve to the minimum consumption and maximum efficiency of each one of the houses.
- The low emissive glass is able to avoid losses of heating energy to the outside by its low emissivity with the consequent economic saving.
- This is because glass is treated with low emissive materials. This way in winter, it manages to retain the heat in its house and in summer it prevents that enters the heat.
- The argon gas in the air chamber of the carpentry, achieves a greater thermal efficiency than the air between the glasses, in this way acts as an added insulation, keeping the interior isolated from the temperatures in winter and in summer.
- The micro ventilation of the windows guarantees the renovation of the interior air of the rooms maintaining the hygienic conditions and humidity level optimum without affecting the comfort or higher consumption in heating.

EFFICIENCY ENERGY



- The “invisible” interior ventilation system of the house through the interior carpentry in combination with the micro ventilation and ventilation ducts in the wet rooms of the house, guarantee the water tightness, thus minimizing energy losses.
- The laminated gypsum partitioning system guarantees a lower thermal conductivity, which, together with a good thermal insulation inside the chambers and partition walls, contribute considerably to the increase in thermal and acoustic insulation of the house as well as a better and more controlled final finish.
- The thermal envelope of the building has been taken care of, avoiding thermal bridges and attaching great importance to the thermal insulation that guarantees the resistance to the passage of the cold from the outside to the interior of the house.

- The projected facade supposes a reduction of energy consumption of the air conditioning and increase of comfort in the interior of the houses. Between the outer wall and the interior there is an insulated air chamber with projected polyurethane that prevents the formation of condensations on the inner side of the wall keeping the conditions inside.
- Larger and more effective thermal insulation in the building envelope has been projected as facades and decks, with insulation being the most sustainable measure in buildings, it is permanent and requires no maintenance.
- The presence detectors in common areas, energy-saving lamps and the independent connection by plants are an effective system that avoids consuming in illumination unnecessary.



- All this also supposes a great saving in their heating and light billing due to the insulation of their houses that extend the comfort of their homes.

NOTE:

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