

Materials & Quality Description: Rey Don Jaime 8 Building / Apartments

FOUNDATION AND STRUCTURE

- Foundation (new part) based on braced reinforced concrete micropiles.
- New structure made of metal pillars and beams and one-way slabs of joist and concrete rebar.

FACADES AND ROOFS

- Existing main facade rehabilitated.
- Interior patio façade composed of an exterior sheet of plastered and painted brick, insulation, air chamber and interior cladding of laminated plaster.
- Inclined roof of curved ceramic tile with exposed beams. Passable flat roof finished with Tarimatec synthetic flooring for terrace (attic).
- Walkable flat roof, insulated and finished in clay tile.

PAVEMENTS

- General flooring of the house in natural oak parquet on a comfort sheet, Project collection by Maderas de Autor, in European white oak. Part of the original antique tiles pavement has been recovered in the main rooms.
- Large format, 1st quality porcelain bathroom flooring, Noon Gray and Beige model by Living Ceramics.
- Synthetic flooring (Tarimatec) for interior patio on the ground floor.
- White-gray macael marble flooring in the hallway, with recovery of the original antique tile flooring in the form of a central carpet.

INTERIOR COATINGS

- Porcelain tiles of 1st quality and large format, model Noon Gray and Beige by Living Ceramics.
- Fixed false ceiling in house according to plans. Removable registers where required for the maintenance of the facilities.
- White-gray macael marble cladding on the floor and plinth, entrance hall and main staircase steps.
- Finishing of walls and ceilings in smooth plastic paint in white RAL 9016.

INTERIOR CARPENTRY

- Entrance door to armored house with security frame, MDF lacquered in white RAL 9016.
- Interior doors in MDF lacquered in white RAL 9016, with stainless steel hinges and handles.
- Built-in wardrobes in MDF board with hinged doors, with the same white finish as the interior doors, mechanized bolts and handles and finished internally with lining
- made of wood and beige sackcloth, shelves, hanging bar, drawers, and LED lighting.

EXTERNAL WOODWORK

- Carpentry on the new main facade of strong Iroko wood. Aluminum patio façade carpentry, folding or sliding depending on the room, with thermal break, by Cortizo.
- Double glass panes and air chamber.
- Darkening system in kitchen-living room-dining room using existing restored white lacquered shutters and double curtains (sheer + foscurit) in bedrooms.



KITCHEN

- Furnished with high and low furniture (with lower aluminum plinth) of different widths. Great capacity. Includes laundry room furniture.
- Synthetic quartz kitchen and front benches, by Silestone, Unique Calacatta Glacé Finished model, illuminated by an LED strip from the bottom of the tall unit.
- Equipped with induction hob, integrated extractor hood, oven, microwave, refrigerator and paneled dishwasher, washing machine, dryer, all from the Siemens brand, Praga model sink by Roca, and tall flat mixer with Syra removable spout by Roca.

TOILETS

- Chrome single-lever mixer taps, in the washbasin, model Lanta by Roca and in the shower L20 by Roca.
- Vitrified porcelain sanitary ware in white. Wall-hung toilets, Meridian series by Roca. Sanlife series sinks by Sanindusa, to rest on an oak wood countertop as well as parquet.
- Duravit-Starck shower tray in beige or dark gray. Practical tempered glass partition.
- Electric heated towel rails in bathrooms. Mirrors in all bathrooms.

AIR CONDITIONING AND DOMESTIC HOT WATER

- Installation of hot / cold air conditioning through ducts, with air conditioning in the bathroom ceiling, from Mitsubishi.
- DHW installation using an aerothermal system.

ELECTRICAL / TELECOMMUNICATIONS INSTALLATION

- Complete installation equipped with independent circuits according to the low voltage electrical regulations.
- Television antenna adapted for DTT signal according to regulations.
- Records for fiber optic network installation. Top brand electrical mechanisms.
- Installation of electronic video intercom. Security system - 24h alarm.

GENERAL FACILITIES

- Decoration of hallway and mailboxes.
- Technical lighting and decorative lighting both in homes and in common areas. Brands: Aromas del Campo, Beneito Faure and Daisalux.
- Fire-fighting facilities.
- Low consumption electric elevator, Orona. Energy rating B.

