



URBANIZACION TORRE DEL RAME. LOS ALCAZARES. MURCIA

BUILDING DESCRIPTION:

STRUCTURAL SYSTEM

FOUNDATIONS.- Foundation by reinforced concrete slab. Previous geotechnical study of the land.

BEARING STRUCTURE.- Bearing structure of reinforced concrete; composed of **reticular bi-directional planes**; reinforced concrete pillars. All in compliance with the EHE-08 and C.T.E, DB-SE, (Doc Basic Structural Safety, the Technical Building Code.); supervision by the Architect; tests of concrete and steels by approved laboratory; external control O.C.T. by Technical Control Agency. Decennial insurance granted by authorized insurance company.

ENCLOSURE SYSTEM

WALLS.- Exterior walls consists of double ceramic block, the outer 12cm thick and the inner 7 cm thick. Air chamber with thermal and acoustic insulation inside and lined inside **with polyurethane foam**.

FACADE.- Facade finished in white **limestone mortar** by **Truccsa**.

EXTERNAL CARPENTRY.- Exterior carpentry in **grated silver**. In the living room two high security **sliding glass doors with double glazing**. The rest are sliding series with double glazing.

ROOF.- A non-transmittable flat roof, inverted system composed of slopes with lightweight concrete, thermal and sound insulation with high density extruded polystyrene, geotextile sheet, a layer of damp-proof sealing and tiled finish.

TRANSITABLE TERRACE SOLARIUM ON THE FIRST FLOOR.- A transmittable terrace, made up of slopes with lightweight concrete, **thermal and sound insulation**, geotextile sheet, a layer of bituminous damp-proof sealing and artificial grass on cement finish.

PARTITIONING SYSTEM

VERTICAL PARTITIONS.- Internal divisions of the entire house with **9cm double cavity core** wall and **projected plaster** coating.

CEILINGS.- False ceiling throughout the house with **plasterboard** supported by metal fittings.



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INTERIOR FINISHES

INTERIOR FLOORING.- High quality **Porcelain** interior flooring; large formats and various colors to choose.

TILES.- In bathrooms high quality **porcelain enamel** tiles, combining mosaic and decorated. In kitchen area high quality porcelain enamel tiles.

OUTDOOR PAVEMENTS.- Outside the ground floor, **rustic porcelain** tiled floor in passageways. Finished with **artificial grass** in other areas with palm tree.

STAIRS.- National marble steps.

DOORS AND WARDROBES.- Entrance door to house metal with security lock. Doors and wardrobes in **natural wood or lacquered white with brakes and automatic LED strip lighting fixture**, smooth series with chrome handles.

PAINTWORK.- Smooth paint throughout the house.

FACILITIES

PLUMBING- Distribution network hot and cold potable water, with thermoplastic **polypropylene** random copolymer PP-R pipe; pipe joints and accessories welded thermos fusion. Horizontal and vertical sewerage. Drains and downspouts in PVC.

FIXTURES AND TAPS.- ROCA High quality vitrified porcelain bathroom fittings. Recessed ROCA sink on cabinet, including mirror and apply light. A rectangular custom shower tray, resin and nonslip; including shower enclosure. High quality ROCA wall mounted mixer taps in black in bathrooms, black tap in kitchen; ROCA black wall mounted thermostatic mixer shower taps. Outlet for washer machine, laundry sink and taps in the garden outside.

ELECTRICITY AND TELECOMMUNICATIONS.- Electrical installation according to REBT, Low Voltage electrical regulation. TV and telephone sockets in all rooms. USB sockets. Mechanisms; brand Niessen. Preinstallation for electric car charger in garage. Video entry with WIFI. **LED light fixtures** throughout the house.

PRODUCTION OF HOT WATER.- The **thermal energy** contained in the air is transmitted to heat water by a heat pump. Placed on the ground floor outside.

AIR CONDITIONING.- Complete installation of ducted air conditioning in all rooms; Including 25 mm Climaver fiber ducts. Thick, rigid high-density glass wool according to UNE-EN 13162, coated on both sides. Copper tubing for evaporator and condenser interconnection, insulation with Armaflex elastomer shell according to I.T.E . Double reflection drive grilles with regulation and return of fixed slats in white.



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EQUIPMENTS

KITCHEN.- Full kitchen furniture consisting of high and low cabinets and lower baseboard, with kitchen fronts finished in gloss white finish with **wine cellar**; composition and design according to Show House.

HOME APPLIANCES.- Kitchen equipped with stainless steel sink, refrigerator, dishwasher, ceramic hob (3 cooking zones), oven and extractor hood. **Siemens** kitchen appliances.

EXTERIOR.- LED light fixtures on exterior facade. **Architecture textile sail** design on front first floor terrace with light-weight tensed structure.

GARAGE/STORAGE ROOM.- Annex to the house on ground floor, available as a storage room and garage, closed, ventilated and lighted naturally; with **automatic door**.

GARDEN.- External enclosure of the plot combining areas of the factory wall lined with white lime monolayer mortar and thermos lacquered metal grid zones; with access doors for vehicles and pedestrian idem metal grid integrated in the enclosure including intercom and electric opening synchronized with the exterior lighting; bottom skirting of walls with porcelain tile. Lateral and posterior dividing enclosures with solid wall of work lined with white lime monolayer mortar on the bottom and translucent glass on the top.

ILLUMINATION PACK.- Interior lighting assembly which consists of: Kitchen: one – LED light downlight. In living room: nine LED lights 3 W and one hanging lamp at the table area. Bedrooms: LED spotlights, their amount can vary, depending of the surface of each room; In bathrooms: A LED wall lamp and LED ceiling downlight 18 W. Staircase and distributors: at the bottom of the stairs: two led spotlights; staircase: LED strips and a “spider” lamp with vintage light bulbs. Outdoors: Six LED wall sconces around the house and four points of outdoor lighting and a led strip in pool area. All top brands

SWIMMING POOL.- Rectangular swimming pool of approx. 10 M2, built in Gunnite concrete and coated with tiles (4 colors to choose from). Including interior lighting with single-color LED, steps, water purification equipment, skimmer, pump, filters and valves. Preinstallation for heat pump.