

APARSUME

NICOLAU DE PACS

Quality Specifications Document



The images shown are an approximation as faithful as possible to the final result of the planned property with the specifications indicated in this document. Modifications may occur due to technical or legal requirements, provided that they are justified and do not result in a substantial alteration of the object and/or a reduction in the quality of the materials/equipment of the property. Furniture shown is not included. All information and documentation will be provided in accordance with the provisions of Royal Decree 515/1989, of April 21, and any other applicable regulations at the state or regional level.

CONSTRUCTION SYSTEM STRUCTURE AND FOUNDATION

FOUNDATION: Footings, struts, continuous foundation, foundation slabs in cisterns, micropiles, and reinforced concrete retaining walls.

STRUCTURE: Reinforced concrete or metal pillars, reinforced concrete reticular slabs, and reinforced concrete staircase slabs.

ROOFS: Flat roofs with thermal insulation consisting of high-density extruded polystyrene panels, asphalt membrane on sloping substrate, finished with ceramic tiles.

FAÇADE ENCLOSURES, PARTY WALLS, AND INTERIOR PARTITIONS

The façade enclosures will be made of exterior coated ceramic brick and self-supporting partitions composed of plasterboard with interior insulation. The separations between the dwellings and the party walls of the neighboring building will be made of ceramic brick and plasterboard with insulation. The interior partitions between dwellings will be self-supporting, made of galvanized steel metal profiles, plasterboard, and thermal-acoustic insulation with mineral wool panel inside. The interior partition walls of the dwelling will be made of galvanized steel metal profiles, plasterboard, and mineral wool panel inside.

EXTERIOR FINISHES

FAÇADES: SATE-type cladding with continuous decorative finish and insulation on the exterior.

EXTERNAL CARPENTRY: Aluminum windows in RAL 7016 color with thermal break, high thermal and acoustic insulation, and double-glazed insulated glass. Roller blinds of the Screen type will be installed on the bedroom windows. The communal garage will have an automatic steel door.

EXTERNAL RAILINGS: Aluminum and glass railings in the same color as the external carpentry, with safety glass complying with the Technical Building Code (CTE).

SILLS AND STRING COURSES: Made of limestone.

TERRACES: Finished with non-slip ceramic tile flooring.

INTERIOR FINISHES

FLOORING: The bedrooms and the living-dining room will have oak-colored parquet flooring with baseboards. Bathrooms and kitchens will have porcelain stoneware flooring.

INTERIOR CARPENTRY: Oak veneer entrance door with security lock. The interior doors of the dwelling will have a white lacquered finish. Wardrobe doors will be made of veneered chipboard with a white lacquered finish.

WALL COVERINGS: Interior walls finished with smooth matte plastic paint. Bathroom walls will be tiled with porcelain stoneware.

CEILING COVERINGS: False ceilings made of plasterboard, finished with white paint. In wet areas, the plasterboard will be moisture-resistant and painted in white.

INSTALLATIONS

SANITARY FIXTURES: The bathrooms will have built-in cistern toilets, washbasins, and slip-resistant shower trays. Chrome monobloc faucets will be installed.

HOT WATER, HEATING, AND AIR CONDITIONING: Compact air-to-water heat pump system for air conditioning and domestic hot water production. Underfloor heating and air conditioning through ducted air conditioning.

VENTILATION: Natural ventilation of the dwelling through air inlets in the façade with silencer and mechanical air extraction.

ACCESS AND PORTAL: Installation of a video intercom system.

ELEVATOR: Electric elevator.

COMMON AREAS

Flooring made of limestone.

Stairs covered with ceramic tiles.

Flooring with ceramic tiles in common auxiliary rooms.

In the garage, the flooring will be finished with troweled concrete.

SWIMMING POOL

Community swimming pool with blue glass mosaic tile finish on floors and walls, stainless steel ladder and handrail, outdoor shower.

Any of the aforementioned materials that, due to circumstances beyond our control, are not available or cannot be installed, will be replaced with an equivalent quality alternative. The decision to make modifications to the common elements of the development will be at the discretion of the Project Management.
