tu hábitat

BUILDING ESPECIFICATIONS

habitat Alborán-Mistral
(Torremolinos)

YOUR HOME,
OUR BEST PROJECT

BUILDING

SPECIFICATIONS

FOUNDATION AND STRUCTURE

The foundations and basement walls will be built in accordance with current regulations and following the recommendations of the Geotechnical Study.

The structure will be executed in reinforced concrete. The correct execution of all the elements will be subject to strict Quality Control carried out by an approved independent laboratory and will be supervised by a recognized technical control body.

FACADES

The façade of the building has been designed to give the development an elegant and unique image. The façade will be rendered with cement mortar combined with joinery that allows light to flood the interior of the homes. The façade will be thermally insulated on the interior surface.

On the internal surface of the dwelling, the façade siding will be completed with a technical partition of laminated plaster that will be insulated on the inside.

ROOFING

The roofs of the building will be waterproofed and insulated to provide adequate water tightness and thermal insulation.

Non weight-bearing roofs will be finished with cement mortar and gravel. On weight-bearing roofs, or terraces of homes, the gravel will be replaced by a pavement suitable for outdoor use.

Properties are situated on open spaces, supports or terraces will have additional thermal insulation on the underside in order to adequately insulate them from these spaces.

PARTITIONING AND INSULATION

Partitions between the dwellings will be based on brickwork, on both sides, with laminated plasterboard with thermal insulation on the interior.

The interior distribution of houses will be arranged with a system of laminated plasterboard partitions with interior insulation for greater acoustic and thermal comfort.

Partitions between dwellings and communal areas will be made of plaster-covered brick facing the common areas and, on the interior of the dwelling, tiles with laminated plaster plate that are insulated on the inside.

EXTERNAL JOINERY

The exterior joinery of the house has been planned in aluminium lacquered in dark grey. To ensure proper insulation, the aluminium profiles will include a thermal break system that reduces transmission of cold/heat between the outside and inside of the building.

Aluminium slatted roller blinds will be installed in bedrooms and the living room. The blinds have interior insulation and are the same colour as the rest of the joinery. The blind in the living room will be electric.

Climalit type double glazing, or similar with an intermediate air chamber, will be used for the windows which, apart from further assisting the thermal insulation conditions, will also add to the acoustic insulation, making the inside of the house more comfortable.

INTERNAL JOINERY

The entrance door to the house will be reinforced, lined with coloured panels, and have a security lock, a chrome exterior knob and a peephole.

Interior doors will be lacquered white with aluminium handles.

The wardrobes are built-in, modular monoblock-style, with white lacquered folding or sliding doors. The cupboards are lined on the inside and equipped with a hanging bar and a luggage rack.

CEILINGS

The property will have false ceilings in passage areas for amenities, hallways, corridors, kitchen and bathrooms. A grid or retractable false ceiling will be installed to gain access to facilities that require it. In the rest of the rooms, the ceiling will be finished in plaster to give the house clear increased height.

FLOORING

Bathrooms in the property, as well as the kitchen and pantry, will have a tiled stoneware floor.

A stoneware tile floor will be installed in the living room, bedrooms and corridors. The skirting board will be MDF lacquered in white to match the joinery.

Terraces will be in ceramic tiles suitable for outdoor use. In addition, anti-impact sound insulation will be used on all the floor space to reduce the transmission of noise to lower apartments.

COVERINGS AND PAINT

The bathroom walls will be covered with stoneware tiles combined with emulsion paint.

The kitchen walls will be finished in emulsion paint except for the area between the worktop and the wall units.

Walls and ceilings in the rest of the home will also be smooth water-based paint.

BUILDING

SPECIFICATIONS

KITCHEN

The kitchen is furnished with large high and low units.

The worktop will be made of compact quartz material that offers greater durability and resistance to use. Between the worktop and wall units, the wall finish will be similar to the worktop.

Kitchen equipment will include a stainless steel sink, an extractor hood, an induction hob, and built-in electric oven and microwave.

SANITARY WARE AND TAPS

The bathrooms will be fitted with modern design sanitary ware finished in white enamel.

The main bathroom will have a basin inset into a vanity unit with drawers. A suspended basin with a chrome downpipe will be installed in the second bathroom and toilets.

Mirrors will be fitted in the main and second bathroom. The main bathroom will have an acrylic shower tray and the second bathroom will have an enamel sheet metal bath. All fittings have a chrome finish and single-lever operation. The shower taps will be thermostatic in the main bathroom.

HOT WATER, PLUMBING AND CONDITIONING

Domestic hot water is produced by installing an air pump system.

Plumbing installation will be properly insulated to reduce energy loss. Shut-off valves will be placed at the entrance to the house, in each bathroom and in the kitchen.

The property's air conditioning will use conduits in the false ceiling. Air extraction grids will be installed in the living room and bedrooms.

The system has been sized for installation of air conditioning using air pumps. The interior unit is planned to be located in one of the bathrooms, and the exterior unit on the roof of the building. Installation of the units is included.

ELECTRICITY AND TELECOMMUNICATIONS

The electricity installed will comply with the Low Voltage Electrotechnical Regulations, providing the house with independent circuits for each of the lighting, power, air conditioning and household appliance circuits.

The house will be equipped with modern devices that guarantee the appropriate use of the electrical and light installations. In the dwellings that have a terrace, an electrical outlet suitable for outdoors and a light point will be installed.

A TV and data point will be installed in the bedrooms, living room and kitchen. A communications box especially designed for telecommunication installations will be embedded in the wall next to the electrical panel.

Video intercom with camera to access the estate and an electronic intercom in each entrance.

DOORWAYS, HALLS AND STAIRS

The paving in the entrance hall, hallways and stairs that provide access to the houses will be made of stoneware tiles, with skirting in the same material.

Coatings will be made by combining enamel paint and decorative mirror.

Light fittings are LED to reduce power consumption.

LIFTS

Lifts will be installed to provide access to each floor of the building, including the basement.

The lift doors will be finished in special paint apart from the ground floor, which will be stainless steel. The lift interior will follow the Designer's brief, with the same flooring as the entrance hall.

Lifts will meet accessibility requirements for people with limited mobility.

INTERNAL COMMUNAL AREAS

Landscaped areas with automatic irrigation, lighting and garden furniture.

Adult swimming pool with submerged lighting for exclusive use by the community.

Multi-purpose room with electricity installed and TV point.

Master key for the development and portals.

Security gatehouse.

GARAGE

Access to the garage is via an automatic motorized and remote-controlled door. The door will be fitted with a safety device to prevent serious harm to pedestrians or damage to vehicles.

The extraction of fumes in the garage will be by means of ventilation through ducts connected to a carbon monoxide detection system which will activate this system if necessary. Fire detectors and alarms will be installed and connected to a central fire station.

To provide for future use of electric vehicles, there is a pre-installation plan so that owners can install electric charging systems.