

LA MAIRENA, OJÉN (PROVINCE MALAGA, SPAIN)

1. - FOUNDATIONS

Foundations will consist of CPI-8 piles and braced caps made of reinforced concrete, coming from a factory, from which the pertinent certificate required by Spanish regulations will be requested, and their type will be HA-25 / B / 40/IIa and the amount of B-500-S steel armours indicated on the plans will be built. The test pieces will be kept for quality control at a later date. The Spanish EHE standard for structural concrete will be complied with at the time of pouring the concrete, as soon as the corrugated steel armour will be fitted on the layer of blinding concrete. An Inspection and Verification Bureau (OCT) will check the performance of the work for the purpose of the ten-year insurance.

2. - STRUCTURE

The structure will consist of a reticulated reinforced concrete frame and reinforced concrete pillars, with a ventilated sanitary trunking for the purpose of preventing damp coming from the soil underneath that will be built in accordance with project prescriptions and fulfill the basic requirements of the Spanish Building Code (CTE). Quality control will be carried out by an authorized company, which services will be hired to verify the performance of the work for the purpose of the ten-year insurance.

3. - EXTERIOR WALLS.

The exterior walls will consist of cavity walls built with massive half-foot brick in their exterior facings, with plaster on their interior facings, thermal isolation thanks to 4 mm thick rock wool, cavity and interior partition consisting of a 7 cm double hollow brick.

4. - INTERIOR PARTITIONS

The interior partitions will consist of 7 cm double hollow bricks laid with cement mortar and river sand in a 1/6 proportion. When the brick partitions are thoroughly dry, wooden counterframes will be fitted on the interior doors as well as stainless steel counterframes in the exterior window ways.

5. – ROOF AREAS

The section of the roof that is not accessible will include the formation of a pitch with cement mortar, waterproofing with a double layer of asphalted roofing felt, thermal isolation thanks to extruded polystyrene panels and geotextile layers; it will be finished with a layer of cement mortar.

The accessible section of the roof will include the formation of a pitch with cement mortar, waterproofing with double layer of asphalted roofing felt, thermal isolation thanks to extruded polystyrene panels and geotextile layers; it will be finished with non-slip stoneware (grés) floor tiles (C-2).

6. - EXTERIOR CLADDING

Screeded mortar rendering, formation of water drips in the roof overhangs for the purpose of stopping the water from shedding horizontally.

7. - INTERIOR CLADDING

The plaster will be screeded and protectors fitted in room corners, the whole being finished with three layers of high quality plastic paint.

8. – FLOOR TILING AND PAVING

All floors will be perfectly levelled and a white cement grouting will be spread out on them for refining joints. All vertical facings in bathrooms, guest toilet, kitchen and solarium will be tiled up to the ceiling with high quality (grès) stoneware tiles laid with glue cement y finished with a trowel filling of the grouting with white cement BLV-22,5, tiles being laid horizontally, landscape style.

The rain gutter will consist of 1,5 cm white marble pieces with a drip that will be laid with cement mortar.

The access and parking areas will be paved with grey cobble stones, Belgian style, 30 x15 cm.

9. – ELECTRICAL INSTALLATIONS AND TELECOMMUNICATIONS.

The installation of the lines will consist of a system with pipes inside that will be accessible for maintenance. The general piping system throughout the common area up to the connection of the supply to the home will be fitted in accordance with the Spanish Low Tension Regulations (REBT) for a high electrification level. The high quality electrical fittings will be from the SIMON or NIESSEN brand.

There will be telephone and gigabit ethernet sockets in the lounge/dining room and kitchen as well as in all bedrooms. An electronic door opening system will allow access to the home.

There will be television sockets in all rooms of the home, a system of reception of signals through a terrestrial antenna and satellite dish. There will a basic installation for a home automation system throughout.

There will be a preinstallation throughout the home for a future alarm system to be installed by the homeowner. A wireless remote system including detectors will include a control panel fitted in the access to the home.

10. - PLUMBING AND SANITARY INSTALLATIONS.

The hot water pipes, the production of hot water using solar energy and the PVC sewage pipes will be fitted in accordance with the technical project requirements.

Sanitary appliances will be from ROCA or any similar quality brand. High quality chrome mixer tap with a thermostat in bath/shower. The Epoxy resin glass shower tray will have measurements as required.

11. - AIR CONDITIONING

The SAMSUNG air conditioning pipes in the home will be horizontally fitted and hidden within false plaster ceilings. The compressor unit, also from the SAMSUNG brand, will have a pump for heating and cooling.

The home will have an underfloor heating and cooling system consisting of UPONOR pipes and SAMSUNG units with an electrical heat pump, including a control system for providing a higher comfort level.

12. - EXTERIOR CARPENTRY

The exterior carpentry of the home will consist of white PVC from the DECEUNINCK brand with slim and elegant profiles, high noise insulation, minimal maintenance and a long useful life.

Double glazing will be from the CLIMALIT or STADIP brand (6+8+6 mm).

13. - INTERIOR CARPENTRY.

The interior carpentry will be from the UNIARTE brand; the wood will be finished with a high quality white lacquer and will include chromed brass fittings, closets with sliding doors of a similar quality, white melamine interior lining and drawers, hanging bars and shoe racks.

The large steel entrance door will be reinforced by 5 safety points.

14. – EXTERNAL AREA AND SWIMMING POOL.

The infinity pool that will be built with reinforced concrete and tiled with Gresite mesh panels with decorative features will include underwater spotlights and automatic water treatment system, according to Spanish Swimming Pool Regulations.

The ornamental garden that will be have a lawn and native plants will include an irrigation system.

The pedestrian access steel gate and vehicle access will be painted with an ant-irust primer and two layers of enamel paint. There will be an entryphone in the pedestrian access and an automated opening system in the vehicle access.

15. - KITCHEN AND INTERIOR EQUIPMENT.

The home will be fitted with high quality kitchen furniture, as seen in show house, including Bosch appliances.

The home will have a standard safe.

This English translation is provided for information as the Spanish original version will prevail.