

39 TOWNHOUSES WITH BASEMENT GARAGE IN PORTMAN

QUALITY SPECIFICATIONS

FOUNDATION AND STRUCTURE:

Foundation solved by reinforced concrete footings according to zones per the Geotechnical Study.

Controlled execution by an independent Technical Control Office not affiliated with the builder.

Load-bearing structure with square and rectangular pillars for easy interior integration.

Sanitary horizontal slab with flat beams and concrete hollow blocks; reinforced concrete slabs 30 cm thick between floors.

SOLARIUM ROOF:

Walkable flat inverted roof in solarium areas with thermal insulation and waterproofing, finished with high-quality non-slip ceramic tiles.

FACADE:

Facade composed of double wall: interior 7 cm hollow ceramic brick, intermediate thermal insulation 4 cm thick, exterior 11 cm hollow ceramic brick. Facade finished with waterproof monocapa mortar in white.

INTERIOR PARTITIONS:

Interior partitions built with double 7 cm hollow bricks, prepared to receive plaster or high-quality ceramic tile cladding.

VERTICAL SEPARATION BETWEEN HOMES:

Vertical separation with double 9 cm hollow ceramic brick walls and intermediate thermal and acoustic insulation of 4 cm rock wool.

HORIZONTAL SEPARATION BETWEEN HOMES:

Includes 1 cm anti-impact sheet between homes, and 4 cm thermal insulation between the home and sanitary slab.

INTERIOR FINISHES:

Wet areas: combination of walls with high-quality ceramic tile cladding and plaster with smooth plastic paint finish. Kitchen delivered without tiling.

Other areas: plaster with smooth plastic paint finish on walls and ceilings.

Bathrooms have continuous plasterboard ceilings with access panels for HVAC. Rest of the home has drywall ceilings.

Flooring of high-quality wood-effect porcelain tiles 1.20x20; outdoor non-slip porcelain tiles.

INTERIOR WOODWORK:

Armored entry door with security lock.

Smooth white lacquered passage doors with high-quality hardware.

Built-in wardrobes with doors lacquered in door color, modular interior with shelf or top tray and hanging rail.

EXTERIOR WOODWORK AND GLAZING:

Aluminum wood-imitation joinery with 4-10-6 double glazing with thermal break, Guardian Sun glass.

Aluminum shutters in bedrooms matching joinery finish.

Aluminum wood-imitation pergola on solarium.

KITCHEN:

Kitchen furniture with compact quartz or similar countertop and inset stainless steel sink. Decorative or telescopic extractor hood, refrigerator, hob, oven, dishwasher, and washing machine.

BATHROOM:

White vitrified porcelain sanitary ware by Roca, model Gap or similar.

Washbasins with cabinet and backlit mirror.

Resin shower trays flush with floor, single-lever taps.

Electric towel rails.

PLUMBING AND SANITATION:

Internal plumbing with cross-linked polyethylene pipes.

Mechanical extraction ventilation in wet areas (kitchen, bathrooms).

Water point in solarium and ground floor terrace.

ELECTRICITY AND TELECOMMUNICATIONS:

High-standard electrical installation with overcurrent and short circuit protection.

Simon 31 mechanism or similar.

TV and telephone outlets in living room and bedrooms.

Fiber optic internet installation.

Video intercom at main entrance.

AIR CONDITIONING AND HOT WATER:

Hot water produced by aérothermal system with accumulator and electric

resistance backup.

Pre-installation of split air conditioning.

OTHER FEATURES:

Interior staircase with glass and steel railing and Silestone or similar steps.

PVC entry gate with wood imitation finish.

Ramp vehicle access to underground parking.

Road marking paint.

Fire detection/protection system.

Forced automatic ventilation.

Automatic garage door with remote and obstacle safety stop.

Gardens combining paved and soil areas with lawn, plants, trees.

Automatic garden irrigation system.

Swimming pool includes paddling area approx. 10x5 m² with LED lighting and shower.