

EMA RESIDENCIAL

BUILDING SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

Foundations with footings and bracing straps in reinforced concrete. All the buildings have a sanitary chamber to improve ventilation and avoid humidity from ground contact. One-way sanitary framework. Reinforced concrete structure with waffle floor slab, in accordance with applicable regulations in force.

A 2.95 m-height between floors has been planned in the structure. This will allow for a useful height of 2.7 m, after the inner cladding of the dwellings.

ROOF

Flat roofs with waterproofing by double asphalt sheeting, and thermal insulation by means of 80 mm thick high-density extruded polystyrene panels.

The walkable areas in the solariums are paved with non-slip rectified porcelain stoneware, category C-3, 120 × 20 cm.

Facility areas and starway and elevator roofs are waterproofed with thermal insulation by means of 80 mm thick high-density extruded polystyrene panels with a gravel finish, and are not passable except for maintenance.

FAÇADE

The façade is formed by an outer sheet of perforated ceramic brick, finished with single-layer mortar coating, insulated by 5 cm of projected

polyurethane foam and dual laminated plasterboard cladding on steel profiles and mineral wool insulation.

In the terrace areas the enclosure is executed by means of a ledge with cladding and coping by white rectified 60 × 120 porcelain stoneware tiles on the outside and porcelain stoneware tiles, like those on the terrace paving, on the inside. On the parapet there is a transparent laminated glass railing (8 × 8 mm) on aluminium profile. The entire façade will have a 120 × 30 white rectified porcelain stoneware skirting board at sidewalk level to prevent dampness.

MASONRY AND INSULATION

Separation between apartments by means of half-foot perforated ceramic bricks and double laminated plasterboard on both sides, on galvanized steel profiles, with acoustic and thermal insulation of mineral wool, and a total thickness of 25 cm.

Interior partition walls of the house formed by two laminated plasterboards on each side, on galvanized steel profiles, with intermediate thermal and acoustic insulation of mineral wool.

The interior and terrace of the house have a false ceiling made of laminated plasterboards on galvanized steel profiles. The secondary bathroom has an accessible false ceiling made of laminated plasterboard finished with anti-humidity vinyl, with metal profiles for maintenance and placement of the indoor air conditioning system.

The flooring between floors is soundproofed by means of anti-impact waterproof sheeting.

FLOORING AND TILING

The flooring in the living room / kitchen, bedrooms and bathrooms will be made of top-quality rectified porcelain stoneware, size 120 × 120, with double gluing.

The pavement in terraces and solarium will be made of top-quality non-slip rectified stoneware, size 120 × 120, class C-3, received with double gluing.

The flooring of the clothesline area and utility room will be of top-quality non-slip porcelain stoneware, size 33 × 33, class C-3, received with double gluing.

The tiling of the bathroom suite will be up to the ceiling in top-quality rectified porcelain stoneware, format 90 × 30, doubly glued.

The tiling of the common bathroom will be up to the ceiling in top-quality rectified porcelain stoneware, format 60 × 30, received with double gluing.

The tiling of the clothesline area and utility room will be up to the ceiling in top-quality 33 × 35 gloss white tiles with double gluing.

CARPENTRY AND EXTERNAL GLAZING

Exterior carpentry in living room and bedrooms with sliding windows and doors, and Cortizo aluminium profiles with thermal bridge break and silver anodized finish.

The carpentry in exterior bathrooms will have tilt-and-turn windows with Cortizo aluminium profile, thermal bridge break and silver anodized finish.

In the utility room, the enclosure with the exterior will be by means of aluminium carpentry, with the same silver anodized finish to match the rest of the carpentry, formed by adjustable slats and with safety lock. The enclosure with the kitchen will be with a practicable aluminium door with the same characteristics as the rest of the carpentry.

The carpentry has a micro-ventilation system in the closings which enables ventilation and air renewal while closed.

The living room and bedrooms will be fitted with anodized aluminium roller blinds with thermal insulation in the same finish as the carpentry.

Their operation will be motorized by means of pushbuttons and WIFI connection for opening and closing.

Double glazing with air chamber, sunlight control and low emission, of high energy efficiency. The glass will be laminated on both sides of the living room and master bedroom doors.

Access to the buildings will be through an aluminium door with safety glass integrated in the curtain wall along the entire enclosure of the communal staircase.

Access to the dwellings will be through an armoured entrance door with steel structure and pre-frame, European cylinder lock with upper and lower deadbolt, and an anti-bumping anti-drilling anti-extraction anti-sinking defender with 5 fixed anti-leverage points. Finished on the outside face with lacquered board and opening dressings, and with lacquered DM board on the inside with the same finish as the interior access doors.

INTERIOR CARPENTRY

Interior access doors lacquered in white with a door leaf height of 2.10m.

Built-in closets from floor to ceiling, lacquered in white, with soft-closing sliding doors internally lined with melamine in textile finish. With hanging rail, loft partition and drawer units in bedrooms.

Skirting board in multilayer 9 × 1.5 phenolic board, lacquered in white just as the interior carpentry.

BATHROOM EQUIPMENT, TOILETS AND TAPS

Suspended washbasin cabinet in both bathrooms, with a mirror and 2 LED spotlights recessed in the false ceiling, above the washbasin, and a

downlight also recessed in the ceiling. In the master bedroom there's a mirror with built-in lighting.

Premium quality Grohe mixer taps.

Resin shower trays with sliding fixed shower enclosure plus integrated safety glass shower screen.

Top quality Grohe shower taps with a 25 × 25 ceiling shower head in master bathroom, and hand shower.

Wall-hung toilets with built-in cisterns in both bathrooms and cushioned drop seats.

Electric underfloor heating in bathrooms with independent control in each one.

Bathroom ventilation by individually forced extraction.

KITCHEN

Fully equipped with high and low cabinets in high gloss white finish. Self-locking drawers, removable extractor hood, dishwasher pre-installation, Silestone quartz worktop in white, and stainless steel sink.

Top-quality Grohe single lever taps.

Worktop lighting by LED strips integrated in the cabinet.

Complete installation of Balay appliances, from Bosch Group:

- Integrable 60 × 38 cm – 20 L – 800 W Balay microwave oven, finished in stainless steel.
- 59.5 × 59.5 × 54 cm – 70 L Balay multifunction oven, finished in stainless steel.
- 60 cm Balay induction hob with 3 zones.
- 60 cm – 360 m³/h Balay telescopic hood in metallic grey finish.
- 203 × 60 cm – 366 L – two door – no frost Balay Combi refrigerator in stainless steel finish.
- 60 cm – 4 programme – 12 service integrable Balay dishwasher.

- 7 kg – 1000 rpm white Balay washing machine, installed in the utility room.

UTILITY ROOMS

Finished up to the ceiling in top quality white tiles and non-slip ceramic floor class C-3.

Water connections and drains for the washing machine and laundry sink in the utility room.

ELECTRICITY

9.2 KW-high-grade electrical installation and the possibility of contracting up to said power.

Interior installation with Legrand devices. TV sockets in living room, bedrooms, porch, terrace and solariums. RJ45 data network in living room and bedrooms.

The choice of these devices facilitates their replacement within this model, so that the entire house may have home automation and all the lighting points and switches may be remotely controlled through the house central unit connection system, via WIFI.

Lighting installed in the house:

- Two LED spotlights in each bathroom.
- One LED downlight in each bathroom.
- Two LED downlights in the kitchen.
- Five LED spotlights in the living room.
- Two LED spotlights in the hall.
- One LED spotlight in the master bedroom entrance.
- Two LED downlights in the terrace.
- One LED downlight in the utility room.
- One LED downlight in the ceiling of the stairs leading to the solarium in penthouses.

HOME AUTOMATION

Installation of a Legrand Starter Pack system, with WIFI connection, which allows you to manage all motorized electric blinds (opening and closing), on /off control of two sockets located in the living room –where lighting or other accessories can be installed–, and a lighting point connected to the system, in the living room ceiling, with remote on/off switching.

In/Out keypad which opens all the blinds in the house and turns on the living room ceiling light, as well as other devices plugged into the system, and closes everything by pressing upon leaving.

System operation by programming or application, with the possibility of integration into centralized control systems (Google Home, Alexa, etc.)

Air-conditioning equipment with remote connection from mobile or tablet to a Mitsubishi Electric MELCloud system for WIFI control of same, which allows you to choose among ventilation, auto, cold, heat, cooling or drying and manage the house existing temperature, with the possibility of integration into different platforms.

Domestic hot water DHW equipment with WIFI connection, which enables its remote management through Aqua Ariston Net to control the water temperature so as to achieve the best energy efficiency.

AIR CONDITIONING AND DHW

Installation of a Mitsubishi Electric air conditioning inverter heat pump (cooling power up to 7.1 kw and heating power up to 8 kw) by means of ducts with supply and return grilles which distribute the flow throughout the house. The indoor unit is located in the secondary bathroom false ceiling whereas the outdoor one is on the roof within the facility areas. The installation is independent of the DHW system, thus avoiding that, in seasons when there is no need to air-condition the house, it must remain in operation to provide DHW, consequently improving energy efficiency.

In the living room and bedrooms there are supply grilles which distribute the cold/hot air. The control thermostat is located in the living room.

Domestic hot water (DHW) by means of an Ariston Nuos Plus arothermal system heat pump with WIFI connectivity.

TELECOMMUNICATIONS

Installation of television signal reception equipment.

RJ45 connections in living room and bedrooms.

Installation of WIFI network in the swimming pool common area.

Optical fiber socket in the living room.

CAR PARK

Every home will have a surface parking space within the urbanization parking lot, which has four motorized vehicle access doors.

Each parking space is assigned to a dwelling and has a recharging point pre-installation for electric cars with tubes that communicate with the meter of the house so that, when the owners decide its installation, it will only be necessary to connect by cable from their house meter and place the plug for the recharging point at the parking space.

SOLARIUMS

Third-floor apartments have a private solarium on their roof. Access to this terrace is made directly from inside the house through an integrated staircase of Italian design.

Wooden pergola structure included in the solarium for subsequent installation by the owner of awnings, if deemed appropriate, to match the defined colour and model.

Pre-installation of hot/cold water intakes for sink and tap. Drain outlet and socket for dishwasher and refrigerator.

Electrical and TV sockets.

Tiled shower, with hot and cold water, in a private area of the solarium.

PRIVATE GARDENS ON GROUND FLOOR

Garden tap on ground floor terraces.

Artificial grass finish in private gardens, to save water.

Enclosure made with masonry wall and metal fencing.

Common areas of the development interior accessible through a metal door.

URBANIZATION AND COMMON AREAS

The 4 access gates for vehicles and surface parking lots are located on a perimeter street finished in stamped concrete on the road and parking spaces and 40 × 20 concrete tiles on the pedestrian sidewalks.

Fully accessible urbanization interior in accordance with current regulations.

Streetlight lighting with LED luminaires.

Garden area with pedestrian walkways in albero-coloured trowelled concrete.

Adult swimming pool with an approximate area of 190 m and children's pool with an area of about 30 m, and an interior finish in gresite plates.

Swimming pool beach area in non-slip rectified porcelain tile, class C-3.

Showers in swimming pool beach area.

LED lighting of crosswalks with 80 cm-high bollards.

Bio-healthy playground.

Children's play area with rubber paving.

Vegetable walls inside the urbanization made with concrete blocks that can be planted, and with irrigation programming facilities.

The interior urbanization will be landscaped with palm trees, deciduous trees in the bio-healthy playground, and plants. With irrigation system.

Swimming pool beach area with artificial grass, so as to reduce maintenance costs and be beneficial to the environment for the water saved.

Bicycle parking area.

Plot enclosing exterior concrete wall with fence on top.

Poolside community auxiliary building with two bathrooms and sauna for six people, an equipped kitchen and an air-conditioned multipurpose room.

WIFI facility in the swimming pool area.

Common areas of the buildings with stairs closed by aluminium and glass curtain walls for better conservation and maintenance. Flooring and stair treads in Macael white marble.

Ground floor tiling of the common areas of the buildings in large-format white porcelain stoneware to match the marble floor finish.

Elevators for two dwellings per floor.

The Project Management may modify elements of this report for technical or functional reasons, always within the aforesaid level of quality.

27.02.2023