



COMFORT PLUS  
TECHNICAL  
SPECIFICATIONS

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## FOUNDATIONS

HA-25 reinforced concrete perimeter bracing, dimensions 60 x 40 cm + 10 cm of blinding concrete in accordance with CTE building regulations. The final foundations solution depends on the results of the geotechnical study.



## FACADE AND STRUCTURE

- Panel of 31 cm-thick sandwich-type reinforced concrete with section consisting of (outer to inner):
  - 7 cm of white or grey HA-30 reinforced architectural concrete. The concrete will be coloured if the colour of the panel is changed.
  - 9 cm of PIR (polyisocyanurate) thermal insulation.
  - 15 cm of HA-30 structural reinforced concrete.
- Recast on façade using ALUCOBOND or similar metal panel.
- Slab consisting of HP-50 pre-stressed hollow-core slabs, 120 cm width and thickness depending on project calculations.
- Suspended floor (except underground car park and basement).



## ROOF

- Flat inverted roof consisting of the following layers (inner to outer):
  - Aerated concrete, density 300 kg/m<sup>3</sup>.
  - Waterproof barrier, MORTEPLAS FP-4 kg double bituminous sheet.
  - Geotextile filter, ROOFTEX 120.
  - Thermal insulation, TOPOX CUBER SL 9 cm (thickness depending on the climate of the area).
  - Side perimeter reinforcement with HYPERDESMO PB-1K roof closure.
  - Gravel 18/25 mm.
  - Roof finish with aluminium piece of the same RAL.



## EXTERIOR CARPENTRY

- Aluminium exterior carpentry with KLINE or similar thermal bridge break, choice of sliding or casement (according to project).
- Electric aluminium blinds throughout the house.
- Glazing, CLIMALIT 4/14/6 casement, 6/20/6 sliding, 4 + 4 matt 18 with thermal gas + low emissivity for balconies.



## FLOORING AND COATINGS

- Porcelain stoneware valued at €32/m<sup>2</sup>. Retail price, VAT not included and 30 x 60 or 60 x 60 formats.
- Laminate parquet valued at €24/m<sup>2</sup>. Retail price, VAT not included.
- Synthetic white skirting board with all parquet or enamel flooring.
- Architectural concrete staircase with stainless steel or glass balustrade finish.



## INTERIOR PARTITIONS

- The partitioning of the house into different rooms will be carried out using 15 mm-thick PLADUR or similar gypsum board partitions with thermal insulation incorporated into the structure.
- Suspended ceiling throughout the house, except in parking areas and services rooms.



## INTERIOR CARPENTRY

- Interior semi-solid doors, block type, model LISA, MDF white lacquered, thickness 35 mm, height 2.10. Swing or sliding (within the partition) according to plan.



## BATHROOMS

- Bathroom suite (toilet, shower/bathtub).
- ROCA bathtub or similar, made of white porcelain enamelled steel, dimensions: 170 x 70 cm.
- ROCA or similar shower tray, extra-flat in white, flush with FIORA flooring or similar 160 x 80 cm, including fixed safety glass screen.
- Washbasin cabinet included to select, including mirror with polished edge.
- NOBILI, PAFFONI, FIORA or similar tap set for washbasin and shower/bathtub, two taps per bathroom. Thermostatic taps for the showers.
- Bathroom tap set valued at €2,200 retail price, VAT not included.



## KITCHEN

- BC3 or similar kitchen furniture.
  - Laminate finish.
  - Matt aluminium or PVC edges.
  - Aluminium handles.
  - Sink.
  - SILESTONE GROUP 1 worktop.
  - SILESTONE skirting board.
  - BOSCH, ZANUSSI or similar appliances: Induction hobs, electric oven, stainless steel hood.
  - The price quote will depend on the design according to the project and will be signed in the contract.

## SERVICES

The house has electricity supply, telecommunications, water, separate drainage system leading to man-holes.

Each service will have an inspection chamber outside the house.

Some of the electrical, plumbing and telecommunications systems will be placed in the cladding and partition walls consisting of 15 mm laminate plasterboard.



## HEATING

- Aerothermal underfloor heating.



## PLUMBING

- Hot and cold sanitary water service through multilayer pipes.
- Solar panel for hot sanitary water, incorporating a solar accumulator connected to the electric heater. The capacity of the accumulator is governed by the CTE building regulations.
- Pre-installed connections in the kitchen for a dishwasher and washing machine with hot and cold water inlets in accordance with CTE building regulations, and for a dryer.



## ELECTRICITY

- Degree of electrification depending on each case (electric heating, heat pump, etc.), with a number of independent lines in relation to each project.
- NIESSEN ZENIT electrical switches and sockets in white, with possibility of opting for a different colour.
- Lights in living room, rooms, floors.

The units of each mechanism comply with the Low Voltage Electrotechnical Regulations (RD 842/2002 ITC BT-25)



## LIGHTING

- Built-in 20 cm LED downlights in the kitchen x 3
- Built-in 10 cm LED bull's-eye lights in the bathrooms x 4



## TELECOMMUNICATIONS

- Telephone and television connections in the living/dining room and master bedroom.
- Video door entry system, including ducts, wiring and activation.
- Home automation pack, including temperature control and blind closure, possible extension of services.



## HVAC

- HVAC connections through ducts, fan coils.

### Clarifications:

1. Any finish and, in particular, brand or model indicated on this sheet may be substituted by another of equal or superior quality. Any changes made will not represent a substantial deviation from the overall aesthetic look or original design standards.
2. This specifications sheet is general in nature, meaning that certain houses, depending on their characteristics and/or location, may feature some differences with respect to it. In these cases, what appears in the plans of the house and technical project will take precedence.
3. The possibility of the customer choosing finishes from a selection of samples is dependent on the pace of the works.
4. Wood, marble, granite and other natural materials may feature grains, seams and slight differences in colour tone, which are proof of their authenticity.



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