

EDIFICI AUBA

Building Specifications Report

Structure

- Concrete structure in the basement
- Wooden structure on the ground floor and first floor

Curtain walls and partitions

- Curtain walls with wooden structure and interior backer board with double laminated plasterboard.
- Partitions comprised by timber frame and laminated plasterboard on both sides.

Insulation and water tightness

- High thermal insulation with rock wool on façades and roof.
- Vapour barrier and air sealing on façades and roof to prevent air leaking and condensation, as well as to improve soundproofing inside the dwellings.
- Anti-impact sheet and soundproofing tape on the first floor to improve acoustic behaviour between floors.
- Waterproofing with DANOSA type PVC sheet or similar, 1.2 mm wide, mechanically fixed to the support.

Exterior finishes

- Insulated coating with 40-50-mm SATE system assembled with fibreglass mesh and mortar with float finish, colour pending to be defined.
- Sandstone veneering finish on façade and main hall.
- Ceilings finished with white paint in bathrooms and kitchens, according to the dwelling.
- Porcelain tiled flooring with stone finish or similar and anti-slip treatment.

Interior finishes

Ceilings coated with spruce wood panels in living rooms, bedrooms and kitchen, according to the dwelling.

Ceilings finished with white paint in bathrooms and kitchens, according to the dwelling.

Interior walls finished with white paint.

Timber cladding on the walls of the interior stairs in duplex-type dwellings.

Veneering of showers in bathrooms with rectangular white porcelain tile.

Interior stairs in duplex-type dwellings with timber steps and central shelves.

Porcelain tiled flooring with stone finish or similar in all rooms.

Exterior joinery - openings

Joinery in RAL 8014TX colour, double glazed, low-emission glass and chamber filled with argon to improve the thermal and acoustic behaviour.

Aluminium venetian blinds in RAL 8014TX colour, with orientable slats and mechanised operation.

Entrance doors made of solid teak/iroko wood, with colourless matt lacquering and three-point safety lock.

Interior joinery

Plain joinery with timber lacquered in white, rubber joints and stainless iron fittings and hinges.

Built-in wardrobes in all the bedrooms, made of the same material of the doors. Interior lined and equipped with top shelf and bar.

Installations

Exterior heat pump and interior storage tank for the supply of hot water for domestic use.

Air conditioning/heating system through hidden ducts and air supply grilles in all rooms.

Mechanically controlled double-flow ventilation system with heat recovery to prevent thermal loss.

Thirty photovoltaic solar panels on the roof will produce electricity for common and private use.

Sanitary fittings

DURAVIT wall-mounted toilet bowls in white

BATHCO bowl-type washbasins on worktop or wall-hung furniture

Precast resin shower trays

HANSGROHE taps, model Talis S.

Kitchens

Fully equipped with white furniture without handles, with soft-close full-extension drawers, doors with soft-closing system. Stainless sink under porcelain worktop.

Electrical appliances included: oven, induction hob and extractor hood.

TSADKIEL S.L. reserves the right to replace any item or material of those specified in this descriptive report by others that do not compare unfavourably in terms of quality and service. As well as to make any change in the building as a whole due to technical reasons