

QUALITY SPECIFICATION

Altara Alcaidesa

La Alcaidesa, Cadiz



FOUNDATIONS AND STRUCTURE

Constructed in reinforced concrete with two-way slab floor systems, in full compliance with current building regulations.



FAÇADES

External wall enclosure comprising brick masonry, finished externally with render and paint, with internal thermal insulation, air cavity, and internal dry-lining in laminated plasterboard fixed to metal profiles.

Ground floor terraces are enclosed with metal profile balustrades, in keeping with the façade design. Terraces on upper floors are protected by solid parapets and glass balustrades with metal profiles, in accordance with the façade design.



ROOFS

Non-accessible inverted flat roof finished in gravel. Accessible roof finished with non-slip exterior ceramic tiling.



EXTERNAL JOINERY

External joinery installed with metal subframes to façade openings, incorporating thermal break technology to ensure that the combined window and glazing system provides thermal and acoustic performance in accordance with current regulations.

Bedrooms are fitted with PVC or aluminium roller shutters with injected thermal insulation. Double glazing with air cavity providing high levels of thermal and acoustic performance.



INTERNAL PARTITIONS

Internal partitions within the property formed in laminated plasterboard on a metal supporting framework, with internal thermal and acoustic insulation.

Separation between properties formed by masonry partitioning with laminated plasterboard dry-lining and thermal and acoustic insulation on both sides. Separation between properties and communal areas formed by masonry partitioning, with a plaster finish to the external face and laminated plasterboard dry-lining with internal thermal and acoustic insulation to the internal face.



INTERNAL JOINERY

Reinforced entrance door to the property with a white finish, security fittings, external handle and spyhole.

Internal doors in white with metal ironmongery. Glazed panels to living room and kitchen doors (subject to project design).

Modular wardrobes (in designated bedrooms) with white doors, including overhead shelf and hanging rail; with hinged or sliding doors depending on the project design.



PAINTWORK

Internal vertical surfaces finished in smooth emulsion paint in a soft colour. Internal horizontal surfaces finished in smooth white emulsion paint.



FLOORING AND WALL TILING

Ceramic stoneware floor tiling throughout the property with white lacquered MDF (Medium-Density Fibreboard) skirting. Top quality ceramic wall tiling in bathrooms. Smooth suspended ceiling in areas where air-conditioning ducting is installed. Accessible suspended ceiling in the bathroom for the installation of climate control equipment.



AIR CONDITIONING AND HOT WATER

Individual aerothermal system for domestic hot water (DHW).

Installation for ducted air conditioning (hot and cold heat pump) with grilles in the living room and bedrooms, including internal and external units.



SANITARYWARE AND TAPS

White sanitaryware. Extra-flat shower tray in bathrooms.

Thermostatic mixer tap in the main bathroom shower and single-lever taps in the secondary bathroom and washbasins.

Vanity unit with washbasin in the main bathroom. Mirrors in bathrooms.

Taps installed on terraces.

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ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

Electrical installation in accordance with the Low Voltage Electrotechnical Regulations. Telecommunications installation within the property (basic telephony and telecommunications) with outlets in the living room, bedrooms and terraces. Video entry system at development access points and audio entry system at building entrances.



KITCHEN FURNITURE AND EQUIPMENT

Fitted kitchen with compact worktop and matching splashback between units, equipped with appliances, with layout depending on the property type. Appliances include: fridge, dishwasher, electric oven, induction hob and extractor hood. Inset stainless steel sink set into the worktop with single-lever mixer tap.



EXTERNAL AREAS AND MISCELLANEOUS

Fully enclosed and gated residential development. Low-energy lighting in access areas, internal roads and gardens. Communal outdoor swimming pool with night-time lighting and saline chlorination system. Landscaped gardens with lawned areas and tree and/or shrub planting. Gastroteca (residents' social lounge). Buggy parking area. Pre-installation of power supply in the basement for electric vehicle charging in accordance with regulations. Communal areas finished with ceramic stoneware tiling, stamped concrete paving or block paving.



PROPERTY PERSONALISATION

Option to choose from various finishes for general flooring throughout the property, bathroom wall and floor tiling, and kitchen worktop. (*) Subject to selection deadlines depending on the stage of construction.



ENERGY RATING

This energy efficiency rating is provided for information purposes only, is provisional in nature and may be subject to modifications during the design phase.

