



BUILDING SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Reinforced concrete foundation through isolated or strip footings. Reinforced concrete perimeter wall, with sanitary chamber. Reinforced concrete structure, according to current regulations in force. Quality control by approved Technical Control Agency.

ROOFING

- Non-traffic-bearing flat roofs through inverted roof with thermal isolation, waterproofing and gravel finish.
- Traffic-bearing flat roofs of the buildings are made with slopes; thermal acoustic isolation, waterproofing and stoneware finish on floor, suitable for outdoor conditions.

FACADE

- Facade with double brick face, separated from one another by an air chamber with 6 cm thick thermal acoustic isolation, according to current regulations on energy saving. Exterior face with single layer and facade faces with high quality cream coloured 45x90 format stoneware.

COATINGS

- Interior faces with projected plaster on walls and ceilings with smooth plastic paint finish. Bathrooms and kitchens shall have removable false ceiling made of stucco or similar.
- Terraces finished with premium quality stoneware, suitable for outdoor conditions.
- Interior flooring in all dwelling with premium quality rectified porcelain stoneware, 60x60cm format.
- Complete tiling in bathrooms with Premium quality stoneware.
- Coated exterior staircase with national granite, lustre finish.

EXTERIOR CARPENTRY AND GLAZING

- Premium quality aluminium exterior carpentry. Chocolate Brown-coloured finish or similar with double glazing.
- Aluminium blinds in chocolate Brown-coloured or similar finish.
- Safety entrance door.
- The balcony on first floor shall have safety glass around it.

INTERIOR CARPENTRY

- Matt white-lacquered DM smooth internal doors.
- DM built-in wardrobe fronts with matt white-lacquered sliding and/or folding doors, overhead storage, hanging rail and shelf.
- Interior plastic-coated finish

ELECTRICITY

- The dwelling has a premium quality 9.2 kw electric installation.
- Interior installation with premium brand devices, TV connections in sitting-room, all bedrooms and telephone connections in sitting-room and main bedroom.
- Installation of video door entry in outside door.

PLUMBING AND FITTINGS

- Installation of thermal-plastic piping of approved materials, hung on the ceiling and PVC fittings.

Bathrooms with:

- Super-flat resin shower basin.
- Premium quality fittings with toilets type ROCA; Meridian, compact or similar. Sink with countertop, tap and built-in mirror.

EXTERIOR METAL WORK

- Metal lock in entrance to site and Access door for vehicles.
- Electro-welded mesh fencing on the dividing wall between plots.
- Glaze fencing on walls bordering public roads.

KITCHEN

- Fully equipped kitchen with matt finish board, single sink on countertop and stainless Steel drainer with kitchen tap and extractor hood.
- White-coloured countertop made with artificial stone type "Silestone" or similar.

STORAGE

- The dwelling shall have a cupboard under the staircase for the installation of the heat pump in order to heat water.

AIR CONDITIONING

- Air conditioning pre-installation (cools and heats) throughout the home through ducts.

TELECOMMUNICATIONS

- Receiving digital TV antenna, installation of fibre-optic network.

GARDEN AND PARKING

- The dwellings have a paved terrace on ground floor.
- Pedestrian and vehicle entrance made of printed concrete.
- There is also a garden area with topsoil.

SWIMMING-POOL

- The dwellings have a 6.00mx2.5m rectangular swimming-pool approx., with entry steps.
- It includes light fixture inside the swimming-pool and outdoor shower.

www.residencialabedul.com

Calle Espronceda, 30740 San Pedro del Pinatar, Murcia

+34 965 714 362 | +34 661 258 370