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NCALMA

HOMES

HERENCIA

BUILDING SPECIFICATIONS

STRUCTURAL SYSTEM

Mixed, concrete and steel. It will have a basement with concrete walls.

ROOFS

Walkable with technological wood flooring finish (resins and natural fibres) on battens, completely levelled. Waterproofing of the roof with asphalt fabric or PVC, and thermal insulation. There will be perimeter planters with their own waterproofing independent from that of the roof.

FAÇADES

The enclosure will be of double leaf, resistant exterior and insulation with interior lining; and in other areas with white concrete latticework, which allows ventilation of the enclosure. The exterior carpentry will be of aluminium or pvc, with thermal bridge break and with silence type glass (high acoustic insulation).

PARTITIONING

The separation between flats will be resolved by means of soundproof ceramic brickwork, lined on both sides with Pladur type dry partition walls with auxiliary structure with insulation and plasterboard. The interior partition walls are made of Pladur type dry partition walls with auxiliary structure with insulation and double plasterboard, and separations with Vibra 01 and 02 model ceramic latticework, or similar.

BATHROOM

Complete with taps for both washbasin and shower and bathtub, Imex brand, Line series in brushed gold or similar; Tikamoon brand washbasins, lbyza model or similar; 150x75cm bathtub, Van model, or similar; toilet with built-in cistern, Roca model, Round rimless model, or similar.

METALWORK

The exterior railings will be made of steel lacquered in the workshop and installed on site.

INTERIOR VERTICAL COVERINGS

The headboard wall of the main bedroom will be covered with textile material of the Naturtex brand or similar. The vertical coverings of the bathrooms will be made with Equipe brand tiles, Artisan model or similar. The rest of the interior walls of the dwellings will be painted with top quality plastic paint with a smooth finish.

INTERIOR JOINERY

The access door to the flat will be armoured, top quality, smooth lacquered, with magnetic lock. The interior doors from floor to ceiling, sliding, paneled, and with different positions to give greater versatility and functionality to the flat.

The wardrobes will be made of translucent material on reduced frame with metal or wood finish.

GENERAL PROPERTY FLOORING

The flooring of the entire dwelling will be made with large format porcelain tiles.

KITCHEN

The kitchen cupboards will be made of laminated wood, with LED lighting underneath. Electrical appliances are of LG brand or similar, and are composed of microwave, induction hob, extractor hood and refrigerator. Integrated under-counter sink, marga Primagran, model London 40, or similar, and kitchen tap, brand Imex, model Kenia in brushed gold or similar. The tops are made with a water-repellent board (MRH) and lined with an HPL laminate (high pressure laminate.)

ELECTRICAL INSTALLATION

Top quality Jung mechanisms or similar. Indirect lighting with LEDS. Terrestrial and satellite radio and television system. Access to telephone and data transmission services through the basic telephone network (TB) or integrated services digital network.

CLIME CONTROL

Domestic hot water and air-conditioning system by Aerothermia.

Air quality system with extraction in the wet areas and admission in the dry areas. The building will have energy rating B which means a significant reduction in CO2 emissions and a significant reduction in the energy demand of the rooms (air conditioning and domestic hot water).

PRIVATE OUTDOOR ZONE

Swimming pool area of 11.00m x 3.50m approx with stairs for direct access, surrounded by a relaxation area with sun loungers; and on the other side will be the restaurant and bar area, with service for meals and cocktails.

COMMUNITY AREA OF THE URBANIZATION

Main access to the building is through a single entrance with 24h access control. Direct pedestrian access from the street. On the ground floor, there will be the reception and living-dining room. In the basement, there will be the gymnasium, with cardio and weight machines; as well as the spa area with a heated swimming pool of 7m approx. and sauna, with an independent room for possible private massages.

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