

# Technical Specifications Lomas de Don Juan 20

## FOUNDATIONS AND STRUCTURE

- Reinforced concrete using insulated and reticular slabs.

## EXTERIOR ENCLOSURE

- Exterior wall with ceramic bricks of 12 cm. Extruded EPS polystyrene insulation, 8 cm of insulation “rockwool” and double internal plaster-board backing.

## ROOF

- Non-passable flat roof with XPS 12 cm insulation in the covered area.

## FACADE

- White scraped monolayer coating, depending on the design specification with ceramic decoration in surden areas.

## INTERIOR PARTITIONS

- Dry partition system, double, reinforced, with thermal and acoustic insulation “rockwool” if appropriate in the areas defined by the interior design specification.

## BATHROOM COVERINGS

- Top of the range ceramics and Krion<sup>®</sup> from Porcelanosa.

## INTERIOR AND EXTERIOR FLOORING

- Top of the range floor tiles 60 x 60 cm from Porcelanosa. To be chosen by client.
- 7 cm skirtings integrated into the walls (same tile as the floor).
- Top of the range wall tiles from Porcelanosa. To be chosen by client.

## INDOOR AND OUTDOOR LIGHTING

- Interior, LED in the living room and bedrooms.
- LED lightning passive lightning by curtains in living room.
- Exterior wall light fittings and garden beacons according to exterior design specifications (if applicable).

## EXTERIOR CARPENTRY

- High quality aluminium frames from Schuco or similar.
- Electric shutters integrated into carpentry in bedroom areas.

## INTERIOR FITTINGS

### Kitchen:

- Furnished with tall and low glass and wood furniture, equipped with Induction Plate and Extractor.
- Design by Porcelanosa<sup>®</sup>, vertical sink mixer tap.
- XTONE<sup>®</sup> worktop by Porcelanosa<sup>®</sup>.

### Internal doors:

- Interior doors in smooth in lacquered white. Height 2.20 m with horizontal lines
- Design handle in stainless steel.

### Wardrobes:

- Folding or sliding cupboard doors in wood lacquered in smooth white. Interior with shelves, chest of drawers and hanging bar, adapted to the space available.

### Bathroom furniture:

- Designer, fully complete with mirror and built-in light. Worktop in Krion
- Mirrors floating 10mm from the wall.

### Entrance doors:

- To be chosen by client.



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## GLAZING

- Double-glazed windows with air chamber according to CTE.
- Fixed windows of glass, folding or sliding glass in showers.

## TOILETS AND TAP FITTINGS

- White suspended toilet with cushioned lid from Noken or similar.
- Countertop washbasin in Krion according to the interior design specification.
- One piece shower tray in Krion®.
- Black mixer tap from Noken.

## PAINTWORK

- Smooth white RAL 9010.

## HEATING AND AIR CONDITIONING

- Air conditioning via ducts with direct expansion heat pump.
- Aerothermal electric heater.
- Installation of air renewal and extraction.

## EXTERIORS

- Finished according to landscaping design specification with irrigation system and lighting.
- Artificial grass.
- Fencing: Simple torsion metal fence, plasticized in green for the perimeter fence.
- Swimming pool: 13 x 3,20 meters.
- Pre-intalation for heating pump.

## SPECIAL FACILITIES

- Video intercom.
- Water softener.

## HOUSEHOLD APPLIANCES

- Washing machine
  - Oven
  - Induction hob (Bora)
  - Extraction hood
  - Refrigerator
  - Dishwasher
  - Microwave
- BRAND: Siemens

