

SORTS 1 RESIDENTIAL COMPLEX GATA DE GORGOS

DO TO

HUB D'ARQUITECTURA

BUILDING SPECIFICATIONS



Foundations and structure

Foundations consisting of reinforced concrete footings, in accordance with the geotechnical study.

Reinforced concrete slabs with prefabricated joists and concrete hollow block infill.



Roof

Flat, inverted, non-trafficable roof with gravel finish and access for maintenance only.



Enclosures

Double-skin facades. The outer skin is ceramic brick cladding and the inner skin is laminated plasterboard with a self-supporting galvanised steel structure, with thermal insulation inside.

Continuous façade cladding and paint finish.

Wooden pergolas are included to give character and identity and a Mediterranean style.



Exterior carpentry

Aluminium exterior carpentry with thermal break, wood-effect colour.

Sliding doors on terraces and tilt-and-turn windows in all other cases.

Double glazing in compliance with the corresponding energy efficiency certificate for the project.

The carpentry will have blinds for solar control, darkening and concealment.



**example/reference image*



**example/reference image*



Flooring

Interior floors, except bathrooms, in rectified wood-effect porcelain stoneware. Limestone sand colour or similar.

For bathrooms, terraces and common areas, a matt sand-coloured rectified porcelain stoneware floor covering has been chosen. It will also have anti-slip properties in areas outside the homes.



**example/reference images*



Interior carpentry

Reinforced wooden entrance door with a white lacquered finish. Smooth white interior doors with stainless steel or white fittings.

Water-resistant white lacquered MDF skirting boards.



**example/reference image*



Kitchens

Fully fitted kitchen with base units and tall units.

With water-resistant board interiors and doors in oak, beech or similar wood tones.

White sintered stone worktops.

Under-counter stainless steel sink with single sink and white or stainless steel finish mixer tap.

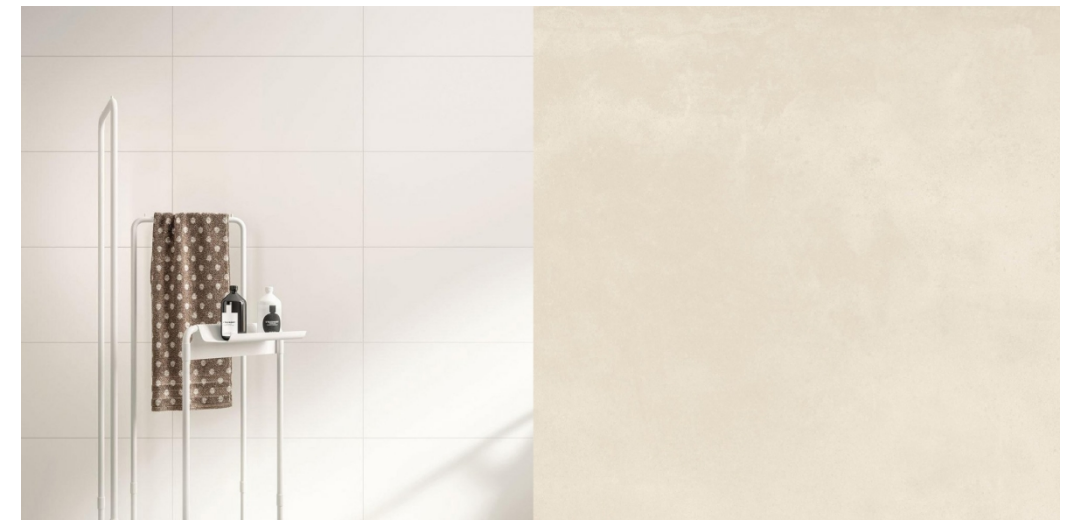


**example/reference image*



Bathrooms

Bathrooms with similar rectified porcelain tiles, rectangular format 30x60 cm or similar. And tiling detail on shower wall matching the flooring.



Minimalist white vitrified porcelain sanitary ware. Wall-hung toilet with soft-close lid. Built-in white cistern.

White bathroom furniture with fully extendable drawers and interior organisers.

Single-lever basin and shower taps with white or stainless steel finish.

Resin shower tray with fixed tempered glass screen.

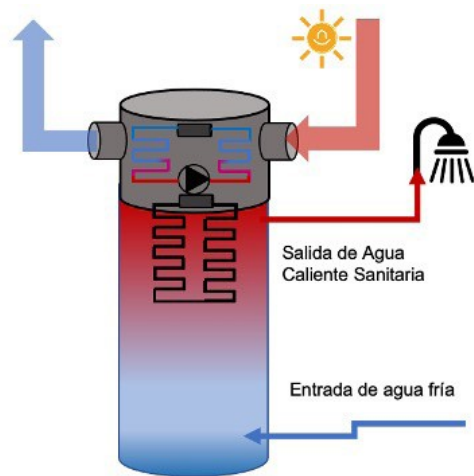


**example/reference images*



Air conditioning and domestic hot water installation

Minimum energy input for domestic hot water using a compact aerothermal system, complying with current regulations.

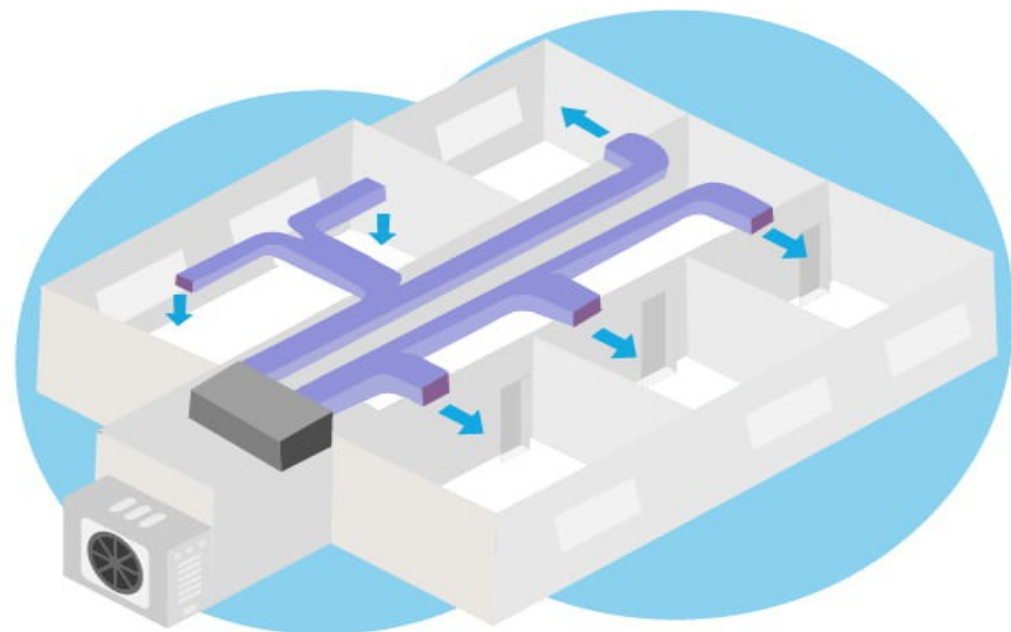


Kit compacto de aerotermia para ACS



**example/reference image*

Air conditioning system, installation of a heat pump consisting of an outdoor unit and an indoor unit located in the false ceilings of the property. Air is distributed through ducts and grilles.



Lighting, electrical installation and telecommunications

Installation of sufficient light fixtures and switches throughout the home for convenient operation.

White switches and other mechanisms.



**imagefromexample/reference*

The property has a complete satellite dish, DTT and FM radio installation, as well as pre-installation for fixed fibre optic cable connections.

There is a video intercom next to the entrance door of the property with a connection to the building's exterior door.