

Houses in Urús Finishes Specification

Bienvenidos a casa

ESPÍGUL®



Index

In this presentation, you'll discover all the elements and details that will shape your future home. From the structure to the interior finishes, we'll guide you through everything that makes it a truly unique space.

- ⁰¹ Structure
- ⁰² Facade
- ⁰³ Roof
- ⁰⁴ Enclosures and
Claddings
- ⁰⁵ Int. /Ext. Carpetry
- ⁰⁶ Metalwork
- ⁰⁷ Flooring
- ⁰⁹ Urban Development
- ¹⁰ Installations

Structure

One-way slab of 30 cm over load-bearing walls.
 No exposed concrete or slabs.
 Double screed, each 20 cm thick, for a total of 40 cm.
 Exterior waterproofing with self-protected asphalt membrane,
 or alternatively, trowelled and painted finish.
 Backfill with clean recycled gravel.
 Enclosure walls also waterproofed.
 Roof structure made of laminated or solid wood beams,
 wooden decking with central insulation layer 16 cm thick.
 Waterproofing and double batten system with slate finish..



Facade

Wall composed of two layers with central insulation, with a total thickness of 38 cm.

Overall thermal transmittance: $0.28 \text{ W}/(\text{m}^2\cdot\text{K})$.
Both walls are connected by metal anchors (ties). See the detailed construction drawing.

Exterior layer: 17 cm thick stone wall.

Insulation: 8 cm thick sprayed PUR ($0.027 \text{ W}/(\text{m}\cdot\text{K})$).
Interior layer: 13 cm thick "gero" brick wall.

Openings framed with hot-lacquered galvanized steel sheet (HOTPINT type), 1.5 mm thick.

Metal lintels above the dining room openings to support the stone wall.

Cladding in aged oak wood.



Roof



Pitched roof finished with slate, nailed onto a double batten system.

Overall thermal transmittance: $0.19 \text{ W}/(\text{m}^2\cdot\text{K})$. No terraces.
Rigid high-density EPS insulation, 16 cm thick ($0.029 \text{ W}/(\text{m}\cdot\text{K})$).

FISA wooden structure. Possible alternative solution using self-supporting panels spanning up to 4 m.

Aluminium flashings, 1.2 mm thick, with four folds and a 60 cm development.

Chimney caps in lacquered aluminium.

Zinc gutters with an approximate development of 60 cm.

Enclosures and Claddings

Interior walls made of 7 cm ceramic partition, plastered on both sides.

All surfaces machine-rendered, levelled to a smooth, even finish with fine texture.

Moisture-resistant false ceiling in the bathroom and standard false ceiling in the remaining areas. Linear metre partition allowance for false ceiling edging.

Bathrooms: Fine coloured microcement with trowelled finish on floors, walls, and showers, applied over the plaster.

Stone cladding in the dining room (reference A15).

One bathroom wall clad in wood veneer.

False ceiling only in the entrance and ground floor bathroom. Kitchen not included.

Wood cladding on ground floor doors, with flush-mounted doors.



Ext. / int. Carpentry

Interior doors veneered in oak wood.

Entrance door also in aged oak wood, with four locking points and concealed hinges.

Wardrobes made of wood, with textile-finish melamine interiors.

French windows and windows with low-emissivity glazing and thermal break of +12 mm, equipped with shutters.

Overall thermal transmittance: 1.6 W/(m²·K).

Textured anthracite grey finish.

Dining room French window with one fixed and one operable section.

Bathrooms (suite type): vanity unit with drawer below the washbasin.

Kitchens: SANTOS furniture, veneered in natural wood.

Countertop in artificial stone (Silestone type), 2 cm thick, with lower skirting or island side panel.

Single-bowl ceramic sink (50 cm), undermounted, with Hansgrohe single-lever tap.

Appliances by **PANDO** or similar: three-zone induction hob, built-in stainless steel microwave and oven.

Extractor hood by BORA / PANDO or similar, in stainless steel, integrated into the peninsula.



Metalwork

Motorized tilting garage door with wood finish.

Roof coping made of concrete.

Openings framed with hot-lacquered galvanized steel sheet (HOTPINT type), 1.5 mm thick.



Flooring



Ground-floor living area. Above the slab: elasticized expanded polystyrene (EEPS) insulation ($0.033 \text{ W/m}\cdot\text{K}$), 6 cm total thickness, achieving $0.30 \text{ W/(m}^2\cdot\text{K)}$.

Radon barrier. Gravel bed ventilation with a coil of drainage pipes channelled up to the roof.

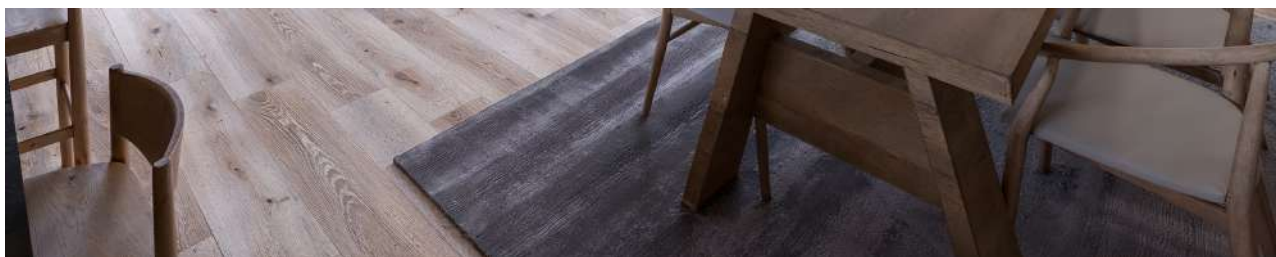
Natural parquet flooring. Thickness to be defined: 3 mm.

Garage finished with large-format porcelain stoneware, slate-effect or concrete-grey finish.

Entrances and staircase finished in natural slate stone. Possible solution in slate.

Entrances and areas in front of garages finished in brushed concrete with timber sleepers.

Masonry balustrade plastered, with wooden handrail on top. Pending definition.



Urban development

Boundary wall made of dry stone, 40 cm high, topped with rusted mesh (15x15 cm).

Wall coping in lacquered galvanized steel sheet.
Entrance gate made of wood and cable.

Mailboxes integrated into a stone totem, with intercom system.

Access ramps and areas in front of garage doors paved in brushed concrete, with a gravel bed.

Pedestrian access steps made of timber sleepers with grass joints.

Reinforced vegetated wall, consisting of four lines of approximately 45 linear metres.

Trees: three per dwelling.

Hedges: row of Photinia or evergreen shrubs between properties.



Installations

Lighting

Provision for backlit mirror in the second bathroom.
Provision for electric towel rail in all bathrooms.
Use of grey anthracite design switches and fittings.
LED panel lighting in the dining room and master suite.

Sanitaryware

In-situ microcement showers.
Suite bathrooms equipped with vanity unit.
Washbasins without pedestal.
Wall-hung WCs (Girevit).
Matte black single-lever concealed taps.
Built-in niches for soap.

Thermal System

Aerothermal system for domestic hot water and underfloor heating by Dietrich.

Air Conditioning

Provision for split units on the entire first floor and fan coils on the ground floor.

Ventilation

Standard ventilation and micro-ventilation in windows.
Radon drainage coil ducted up to the roof.



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*The construction company reserves the right to make any modifications it deems appropriate, whether due to market demands or any other circumstances, replacing materials or finishes with others of similar or superior quality.

The photographs shown are not contractual; they are merely illustrative, intended to accompany the text and show how some of the finishes in these homes may appear. The text of this specification takes precedence over the images, as some of the finishes shown may entail an additional cost for materials and installation, which will be quoted separately.