

Premià de Dalt Houses Building specifications

Bienvenidos a casa

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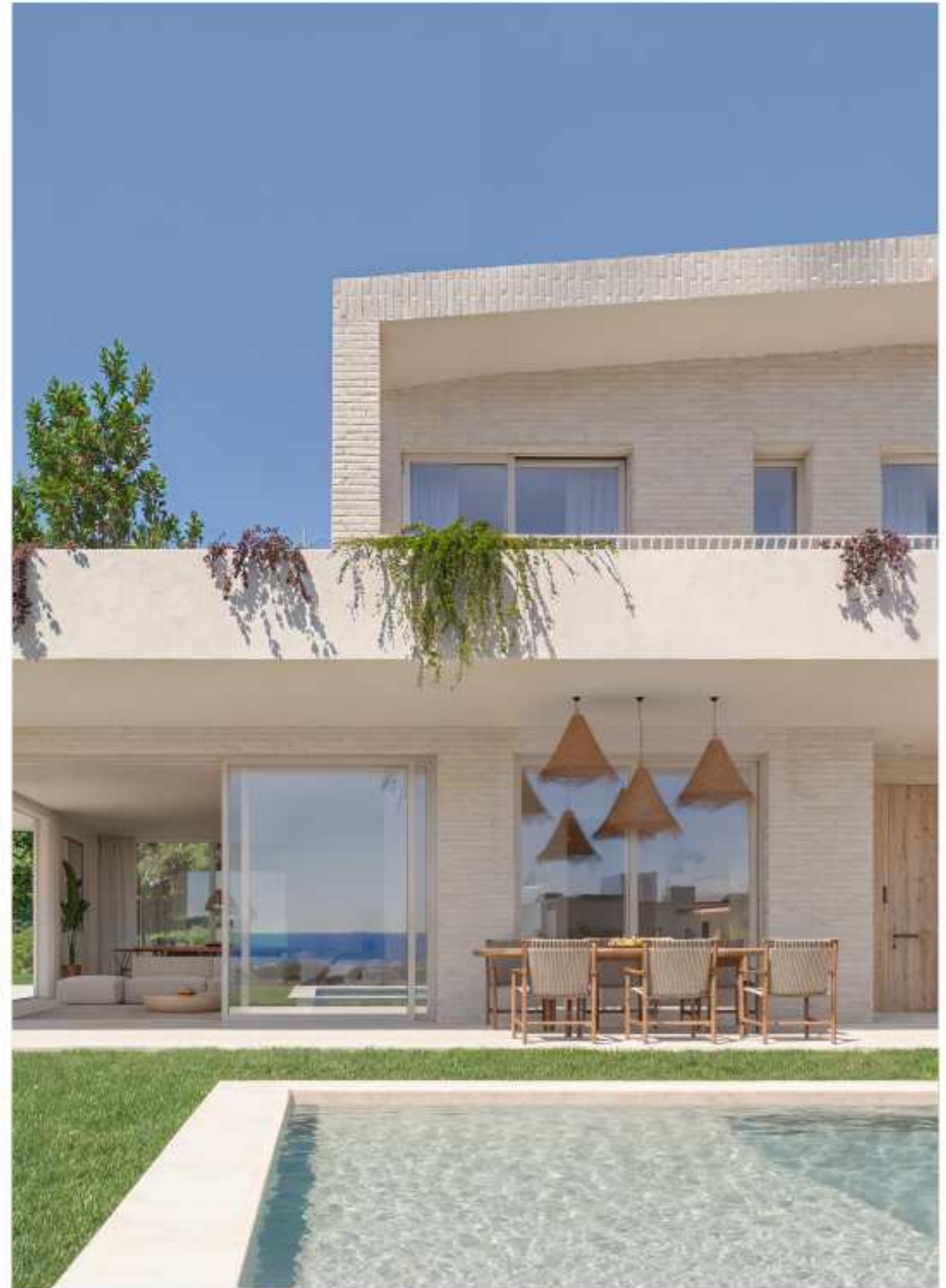


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In this presentation, you'll see the different features and elements of your future home.

We'll tell you everything from the structure to the interior finishes.

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Foundations and structure

Reinforced concrete foundation.

Reinforced concrete structure.



Roof



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Gable roof
Sloping gable roof

Insulation
Extruded polystyrene insulation in the roof

Finish
Hand-applied brickwork

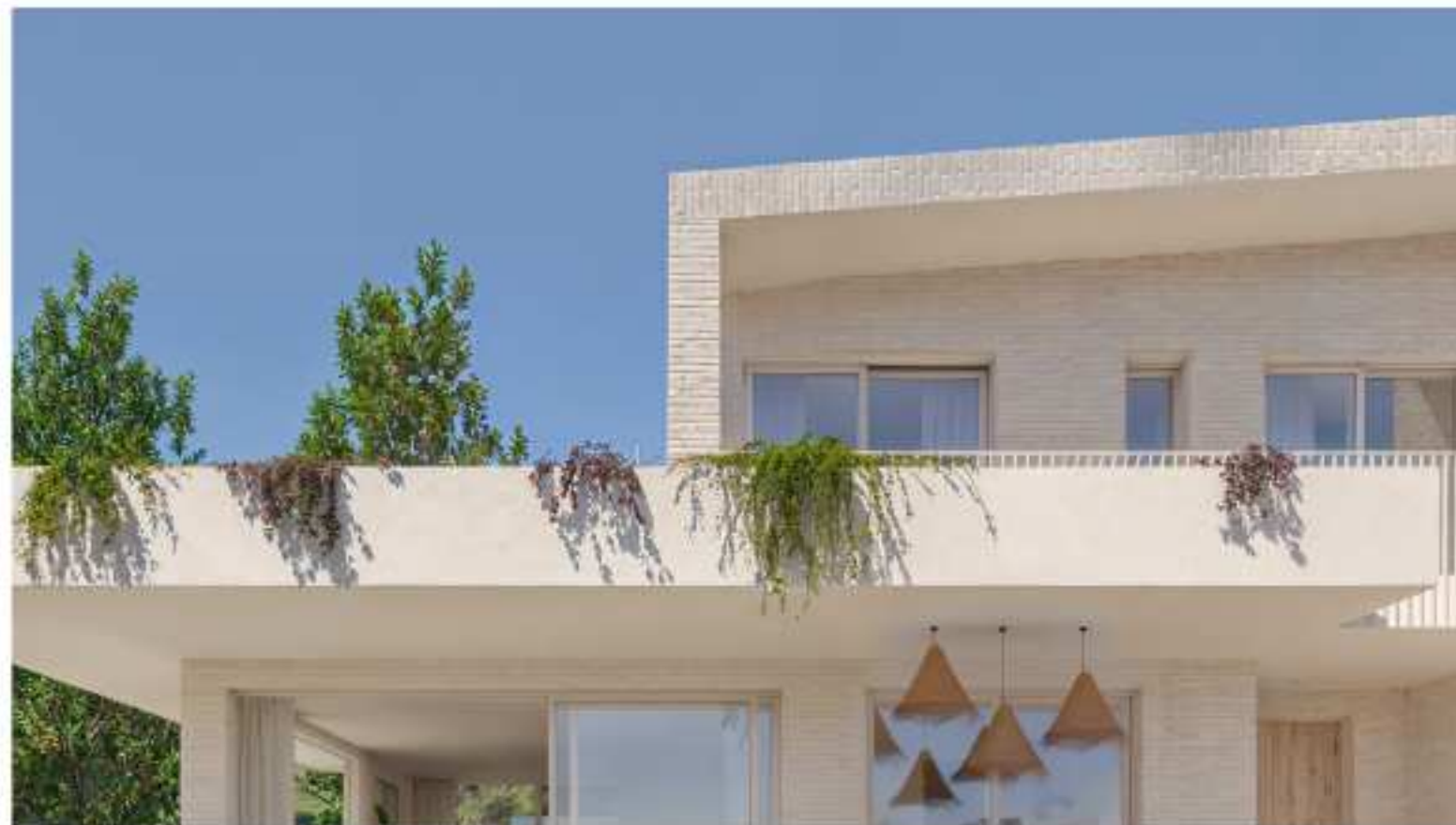
Insulation
Rock wool insulation in the facade

Gardens

Gardens divided by simple twist-wire fencing, adorned with native vegetation.

Swimming pool with mosaic tile finish.

Large covered walkways for enjoying the outdoor space.



Facades

Exposed brickwork, hand-finished in a light earth tone.

Main street retaining wall with a stone finish.

Exterior carpentry

Aluminum window frames with thermal break, light brown to match the facade (exterior) and anthracite (interior).

Double-glazed, low-emissivity glass by Cortizo or similar.

Aluminum windows in the dining area, Corvision model or similar, with concealed tracks.

Motorized blinds.



Interior finishes: railings

Interior staircase railing.
Plastered and painted finish.



Interior finishes: wall coverings

Bathroom walls fully tiled with ceramic tiles.

False ceiling (cast ceiling) made of Pladur-type panels in kitchens and bathrooms, and as specified by the project management team.

Painted throughout the house with two coats of smooth white plastic paint.



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Interior finishes: Carpentry

Interior carpentry with smooth, white lacquered trim.

Chrome handles.



Interior flooring

Interior flooring throughout the house: large-format porcelain stoneware tiles on the ground floor and parquet flooring on the first floor.

Bathroom flooring: porcelain stoneware tiles.

Garage flooring: troweled concrete.

Exterior terrace flooring: the same style as the interior, but with C3 anti-slip stoneware tiles.



Interior Flooring: Bathrooms and Toilets

Wall-hung toilets by ROCA or similar quality.

Bathtub by ROCA or similar quality.

Extra-flat shower trays flush with the floor.

Integrated washbasin in the bathroom vanity unit.

Semi-pedestal washbasin by ROCA or similar quality in the ground floor guest toilet.

Recessed single-lever faucets by TRESS or similar.



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Kitchen

Santos brand kitchen furniture.

Kitchen bench with Dekton or similar countertop and matching backsplash.

Integrated stainless steel sink under the kitchen backsplash and single-lever faucet.

Induction hob, microwave, multifunction oven with stainless steel finish, and ceiling-mounted extractor hood from leading brands (SIEMENS or similar, depending on availability).



Installations

Electrical Installation. Electrical network installation according to current regulations. Television/FM and telephone outlets according to current telecommunications regulations. Prepared for cable television. Individual antenna for receiving digital TV and FM signals located on the roof. Installation of recessed lighting in the ceiling of each room. Simon 270 type mechanisms or similar. Provision for elevator installation.

Water Installation. Installation of an internal distribution network of pipes for hot and cold water according to current regulations. Shut-off valves in each wet room (bathrooms and kitchen).

Hydroelectric System. Individual aerothermal boiler for instantaneous production of domestic hot water and hot water for heating. Ducted air conditioning with individual systems for each room.

Water Installation. Installation of an internal distribution network of pipes for hot and cold water according to current regulations. Shut-off valves in each wet room.

Sustainable production of domestic hot water using aerothermal energy.



Basement

The basement will consist of: A large garage for two vehicles, a car wash, and a utility room.

Pre-installation for electric vehicle charging.



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*The construction company reserves the right to make any modifications it deems necessary, whether due to market demands or any other circumstance, substituting the qualities or finishes with similar or superior ones.

*The photographs shown are not contractually binding; they are simply for the purpose of accompanying the text and visualizing how some of the finishes look on these houses. The text of this document takes precedence over the images, as some of the finishes shown may involve an additional cost for materials and installation, which would be quoted separately.