

# VIRREY VILLAS

by Vasari

## QUALITY SPECIFICATIONS



# MEMORY OF CONSTRUCTIVE QUALITIES

May 30, 2023

## Foundation and structure

Foundation by means of footings and reinforced concrete brace beams, according to data from the geotechnical study, complying with the specifications of the CTE-DB-SE-C regulations.

Structure using waffle slabs with lightened caisson and reinforced concrete slabs, complying with current DB-SE and EHE standards.

## Cover and waterproofing

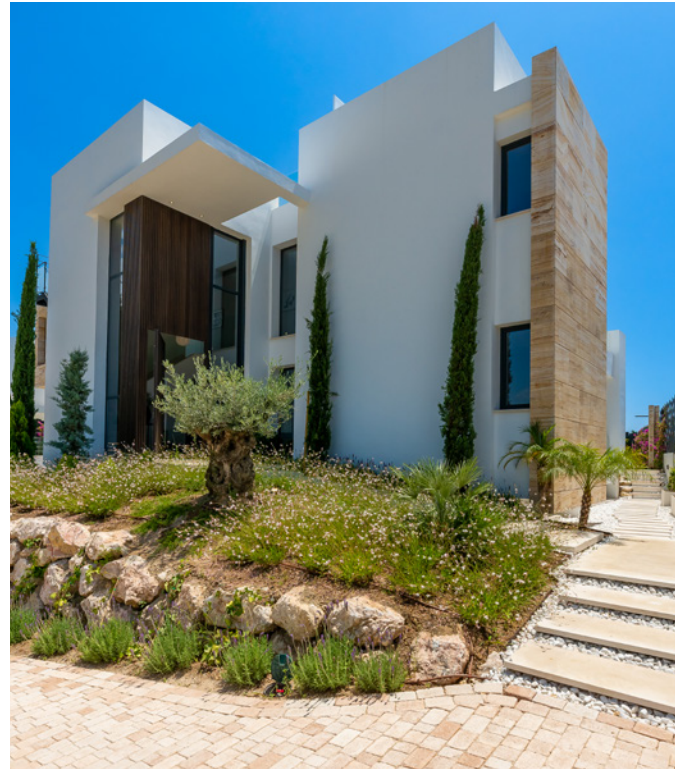
- Inverted walkable flat roof waterproofed with welded modified bitumen sheet, complying with current DB and HS standards.
- Waterproofing of terraces and porches with welded modified bitumen asphalt sheet.
- Waterproofing of basement walls with welded modified bitumen asphalt sheet and drainage sheet.

## Isolation

- Thermal and acoustic insulation on the roof using rigid pieces of extruded polystyrene, "roof-mate" type.
- Thermal and acoustic insulation on the façade by means of an air chamber and projected polyurethane, all in compliance with current DB-HE and DB-HR standards.

## Facades

- Enclosure of the house with perforated ceramic brick, air chamber with projected polyurethane foam insulation and interior ceramic brick partition.
- Interior divisions of the house with ceramic brick partitions. Wrought iron edges and pillars patched with ceramic tile. Roof parapets with 1-foot-thick perforated ceramic brick. Made according to CTE-DB-HE and HS standards.



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# Coatings

## Exterior

- Troweled rendering with waterproof cement mortar and EMUCRIL 10 pure matt acrylic paint in white. Cladding as travertine marble slabs in some areas according to project elevation details.
- Design exterior metal pedestrian and vehicle door, the latter motorized with remote control. With portal and pillars covered with travertine marble.



## Interior

Interior wall and ceiling cladding trimmed with sprayed plaster and plastered with white plaster. Smooth plaster beams, perimeter beams with cantilevered footlights with indirect lighting in different rooms of the house.

Travertine marble wall cladding fireplace in living room



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## External woodwork

Iroko wood entrance door 3 m high, with vertical slats on the outside and lacquered for opening on the inside, stainless steel handle on the outside and crank on the inside, with security lock



Aluminum exterior doors and windows from Cortizo, black lacquered, with thermal bridge break, COR VISION PLUS series from floor to ceiling in the living room and 4500 sliding and COR-70 hinged at a height of 2.50m in the rest.



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### Fireplace

- Fireplace in designer living room with metal gas fireplace with white stones and remote control.

### Glasses

- In exterior aluminum carpentry, double glass with security window and solar control.
- 5 mm floating mirrors with polished edges in bathrooms.
- Fixed glass shower screens in 5+5 mm transparent laminated glass embedded in the wall and floor.
- Measures approximately 2.00 x 1.00 m. (the shower is open without a door).

### Plumbing

- Distribution network inside the house for cold and hot water and return of hot water in multilayer pipes (Unipipe Easy)
- Interior sanitation of housing with POLO KAL SOUNDPROOF pipes.
- Water intakes on porches and terraces
- DHW production system 260 liter tank with AE-ROTHERMIA system.

### Painting

- Interior coating matt plastic paint based on TKROM acrylic copolymers.
- External coating, EMUCRIL 10 pure matt acrylic paint in white.
- Electrical installation.
- Planned electrical network based on the installed power, with top quality mechanisms.
- TV points with internet point in all bedrooms, living room and basement.
- Lighting with LED lines on the ceiling with a foot-light, behind mirrors, alcoves in showers, first steps of stairs.
- Fixed round led spotlights with 6W GU 10 lamp throughout the house.

### Air conditioning

- Air conditioning with hot/cold air system and underfloor heating using AEROTHERMAL system equipment, with independent thermostat in each room of the house.
- Basement not heated.







# Kitchen

Designer kitchen fully furnished with furniture with lacquered wood doors, "Siemens" appliances "Silestone" countertop and island.



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# Floor and Stairs

## Floors

- Natural stone "Palancar" in large format 120x120 cm in living room, dining room, kitchen, toilet, entrance porch and living room porch.
- Natural stone "Palancar" in 60x60 cm format in the rest of the house. Skirting board in the same material, 15 cm high, flush with the wall with a recessed upper line.

## Ladders

Internal staircase formed by a tread and floating mitred lever stone partition, leaving a gap under each of the steps, with polished and polished bevel zanquin, 8+8 mm laminated glass railing embedded in the work with a stone top palacar with lower finish, without upper handrail.

## Garage

Garage and technical areas with stone gray porcelain flooring.



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## Internal Carpentry

- Interior doors in smooth open-pore off-white lacquered hinged oak wood with height up to the ceiling and 5 cm thick, concealed hinges, with stainless steel fittings and handle.
- Furniture under Washbasin countertops with white floating drawer, with marked wood pore.
- Built-in wardrobes with solid folding leaves, the same interior of cabinets with chipboard finished in melamine, and chrome bar, interior with shelves and drawers.
- Open dressing room without doors, with furniture in oak varnished in off-white lacquered floats, open pore, design, with lighting



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# Toilets

## Walls:

- Cladding in bathrooms, showers and washbasin area with non-gloss honed Palancar natural stone, in 80 x 40 x 2 cm format.
- Palancar master bathroom cladding honed with pieces of special measures, in the shower area from floor to ceiling.
- Coating of the rest of the bathroom trimmed and plastered with plaster painted in plain color with plastic paint.

## Shower trays:

Shower trays in designer bathrooms with elongated natural stone pieces forming lines, forming slopes with cement mortar, application of waterproofing mortar on the floor and walls up to a height of 1.50 m.

## Countertops:

Washbasin countertops in natural stone Palancar 3 cm thick polished with 6 cm miter skirt.

## Sanitary and Faucets

"Antonio Lupi" white washbasins with Hansgrohe mixer taps. "Hansgrohe" singlelever built-in shower mixer with inverter and 30 x 30 ceiling shower head.

Freestanding air system whirlpool bathtub, "Hydro-box Space" with totem for taps and designer taps, in the main bathroom.

"Vileroy Boch" wall-hung toilet in white, soft closing seat with built-in cistern and chrome button in all bathrooms.



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# HOME AUTOMATION & SECURITY

## Domotics

- Facade, garden and pool lighting control via mobile phone app.
- WIFI electronic video door entry installation with screen and app for remote viewing and opening from the mobile phone.
- Installation of SONOS sound system, 2 areas Living room and Porch lounge / pool with speakers built into the ceiling
- Professional WIFI system throughout the house, with access points on all floors of the house.
- AIRZONE thermostats with touch screen and app for control from the mobile phone from anywhere.
- Garden irrigation with automatic programmer with solenoid valves.
- Exterior motorized vehicle door with remote control.

## Alarm

- Microprocessed Bidirectional Central: high security, total and partial programming
- Bidirectional alphanumeric keyboard.
- Interior and exterior two-way siren
- Indoor and outdoor bidirectional infrared detectors via radio
- Remote control
- System with app for control from a mobile phone from anywhere in the world.

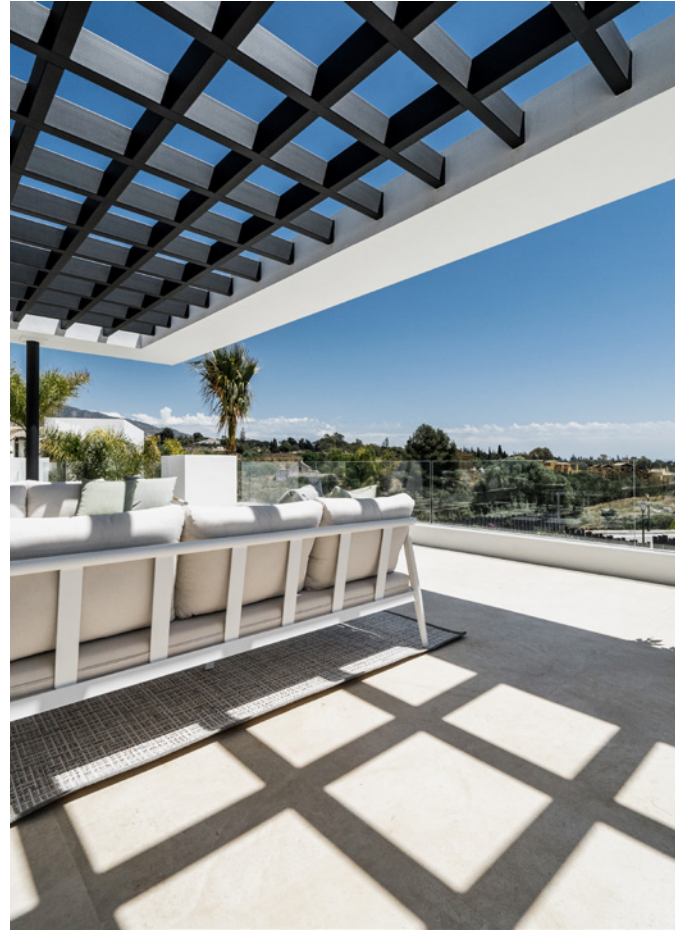
## Video Surveillance System

In the House:

- IP NVR recorder with 4 video channels (up to 12Mpx resolution)
- Includes 4TB Hard Drive. USB. 3G and Iphone mobile connection.
- 2 IP cameras of 8 Mpx. Exterior
- 2 IP cameras of 8 Mpx. Inside.
- System with app for viewing from a mobile phone from anywhere in the world.

In the urbanization:

- Security barriers to access urbanization.
- Security cameras throughout the urbanization.



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Swimming pool, with tiled ceramic interior lining, non-slip natural stone countertop, purification equipment, salt chlorinator and lighting with led spotlights.

# Gardening

Completely finished urbanization of Mediterranean style gardening.



Garden lighting with LED projectors in the most important trees and beacons on the ground.



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# Solarium

Solarium on the roof of a house accessible with an external metal staircase.



Premium 6-seater Jacuzzi, with perimeter wooden platform raised 50 cm above ground level.



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## Rolled pavement

Access road to basement with concrete pavers.

## Enclosures

Perimeter enclosure to the public boundary by means of an exposed concrete wall and a fence with designer metal slats.



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