



Los Colibríes

TECHNICAL SPECIFICATIONS

01. ROOF

APARTMENTS: Flat roof accessible only for conservation and maintenance of installations. Formed with double layer of waterproofing, layer of thermal insulation and finished in stoneware flooring suitable for exteriors.

SEMI-DETACHED HOUSES: Flat roof that can be used as a terrace-solarium. It consists of a double layer of waterproofing, topped with a layer of thermal insulation and finished with stoneware flooring suitable for outdoor use.

02. FACADE

The exterior facades are made of ceramic brick with a thermal insulation system on the outside and finished with an acrylic coating. The interior face with laminated plasterboard.

The system of thermal insulation on the outside is based in the covering of the façade with insulator plates, creating an envelope that slows the loss of heat in winter and the entrance of heat in summer, optimizing energy savings in heating and air conditioning.

The reduction in the use of energy directly reduces CO² emissions into the atmosphere, the optimal thermal performance of the living place provides a comfortable and healthy environment.

03. TERRACES

The terraces will be tiled with stoneware suitable for exteriors.

Equipped with security glass railings, combined with areas of blind brick masonry.

04. CARPENTRY EXTERIOR

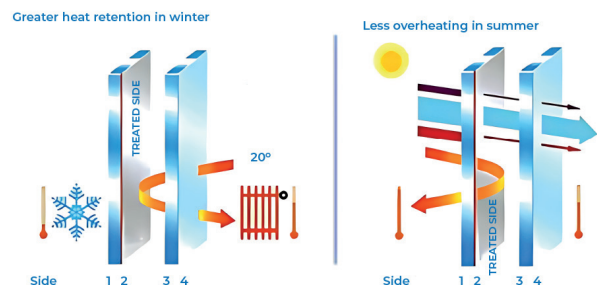
The exterior carpentry is composed of profile of PVC with opening according to project. In living rooms windows of large dimensions without blinds, except in ground floor apartments.

Insulated aluminum blinds in the bedrooms

finished in the color of the carpentry.

The window glasses are double glazed with an intermediate chamber of "low emission" type.

The main advantage of Low E glass is the improvement of the energy efficiency of the windows, reducing the bill of heating and air conditioning.



They minimize heat loss from the home because they reflect part of the energy emitted by the system of heating and its returned to the indoor environment.

On the other hand, they have extraordinary properties for the transition of natural light, contributing to energy saving and the use of day light. In the months of winter the glasses low emission reduce heat loss and in summer, in homes with orientation south minimizes the effect of transmission of heat to the inside, It is complemented by a solar factor control sheet that reflects part of the energy.

05. CARPENTRY INSIDE

The main entrance door to the living room it is armored, with inside finish equal to the rest of doors. The interior doors have a lacquered finish. All doors step have 35 mm. of thickness with hinge and hardware of steel.

Modular wardrobes and open walk-in wardrobes without doors, depending on the type of home, totally dressed in its inside with shelves, hanging bars and chest of drawers

06. DISTRIBUTION INSIDE

The interior partitioning between the different

rooms of the house is made of laminated plasterboard on a structure of steel intermediate in both faces and inner thermal-acoustic insulation.

The separations between the dwellings are formed by perforated brick clad on both sides, by means of a plasterboard on steel frame and thermal-acoustic insulation inside.

The constructive system used is eco-efficient and sustainable. The protection of the faces of the plasterboard laminated with the multi-ply cellulose sheet, confers superior resistance to that of traditional plaster trim and plastering.

The plasterboard is hygroscopic and acts as a "third skin" against humidity, absorbing it when the ambient is excessively moist and expelling it when it is dry.

07. INTERIORS

Floors:

Living room-dining room-kitchen and bedrooms with AC5 laminated flooring.

Toilets and bathrooms with porcelain stoneware.

Ceilings:

Removable false ceiling in bathrooms and/or toilets for the pre-installation of the air conditioning machine and register of the ventilation machine.

False ceiling of laminated plasterboard throughout housing (except bathrooms or toilets), with a smooth plastic paint finish.

Walls:

Kitchen: lining between countertop and wall units, made up of a compact SLIMLINE-type board that matches the worktop.

The walls in the toilets and bathrooms is tiled with design stoneware material, in combination with other materials.

The vertical walls are finished with smooth colored plastic paint.

08. AIR CONDITIONING AND SANITARY HOT WATER

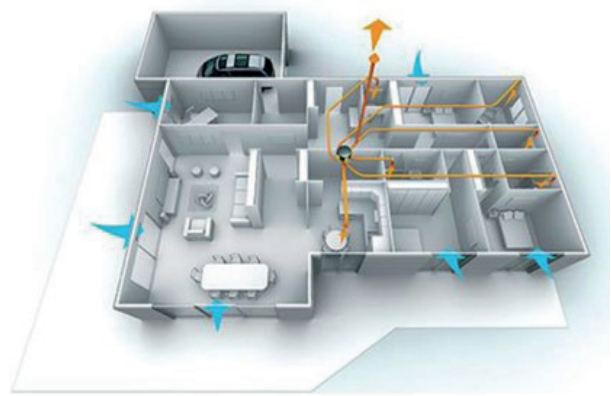
The households will have pre-installation for air conditioning, through ducts with grids supply and return in bedrooms and living rooms.

Sanitary hot water through individual aerothermal equipment.

Installation of photovoltaic solar panels to produce electricity for self-consumption in common areas.

09. MECHANICS CONTROLLED VENTILATION

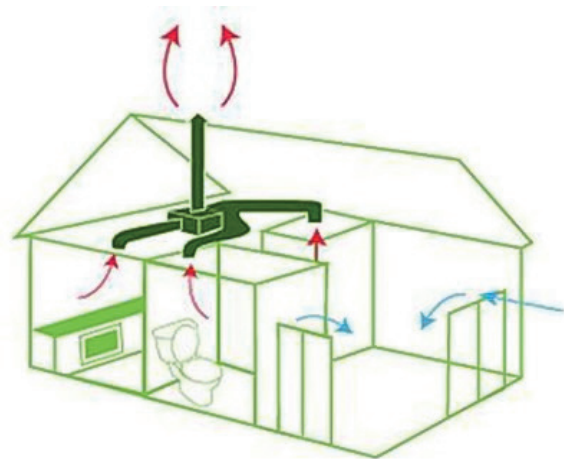
The system of ventilation-controlled mechanics guarantees the quality of air inside, renewing stale air in homes in a continuous and controlled manner.



Their functioning is based on the principle of sweeping the air inside the houses from the dry rooms (bedrooms and living room) to the wet rooms (kitchen and bathrooms).

The ventilation flow adapts automatically as the needs of the occupants of each room, depending on the rate of humidity, contributing to a better level of comfort and energy saving.

The benefits it has for the home are many since it guarantees a quality of indoor air, renewing constantly the environment and eliminating stale air while eliminating outside noise as it is not necessary to open the windows to ventilate.



On the other hand, it avoids the inconvenience caused by uncontrolled currents and reduces the energetic cost in heating, making it easy to warm air with less humidity.

The system allows a decrease in the overall ventilation flow.

10. ELECTRICITY

The installation of the electrical system is done in compliance with regulation B.T. Electrotechnical unit, with sufficient power, depending on each dwelling, to satisfy the power of the electrical appliances included.

The electrical panel contains top quality protection elements separated by circuits for different uses.

The car parks will have centralized pre-installation for recharging electric vehicles, with pipelines until the parking spaces, which will allow convenient and safe recharging.

11. COMMUNICATIONS

TV and Telephony

TV antenna, as well as collective antenna of DTT, with wire TV up housing connection, with TV point in living room - dining room and bedrooms.

The households will have telephone points in living room and bedrooms.

Video entrance in access to the urbanization and entrance to housing.

12. SANITARY PLUMBING AND APPLIANCES

Installation of plumbing with reticular polyethylene Pex pipes and soundproofed sanitary downpipes.

Toilets

Washbasin integrated in furniture with single lever taps and mirror above the washbasin.

The toilets are in white color.

Shower tray according to Project, without glass enclosure. Taps on the main terrace in ground floor homes and penthouses.

13. KITCHENS

Kitchen furniture with high and low cabinets with glass effects.

Worktop Type SLIMLINE or Similar. The Sink in stainless steel on countertop and single-lever tap. Equipped with induction hob, extractor hood and oven with microwave function.

14. SECURITY OF THE URBANIZATION

The entrance to the urbanization this provided with a control booth for physical security system .

15. PARKING SPACES

Surface parking spaces are available, some of them covered with pergolas. There will be some smaller parking spaces for buggies.

16. STORAGE ROOMS

Available in the basement, with natural ventilation and access through the staircase.

17. URBANIZATION Y ZONES COMMON

The complex will be provided by magnificent communal areas, c o m p l e t e l y c l o s e d perimeter fences by a metal fence according to project design .

Low consumption and high efficiency lighting in all common areas.

In the same enclosure there will be a swimming pool for adults and a children's pool, with large green areas.

The urbanization will have a multi-use communal room, without equipment and an outdoor children's play area.

18. INTELLIGENT HOUSING

The house has an integral control system that provides the following benefits for the user:

Makes life easier, secure, and more comfortable for all the members of the family.

- Enables the management of the different equipment from anywhere and 24 hours a day.
- Provides energy saving.

The system base allows to check different programmed functions.

It may be expandable in different ways, providing the user the maximum flexibility without limiting your options for future expansion.

The houses will be equipped with different alarms that alert the owner of possible risks, including the packagehome automation:

Home automation system with touch screen in the dining room.

Control through APP for smartphone and Tablet compatible with the main voice activating systems on the market.

Remote control from outside of the housing 24 hours a day.

Programming of scenes and timers.

Features:

- Main entrance door opening sensor to the house.
- General ON/OFF lighting control of the home.
- ON/OFF lighting control in the dining room.
- General ON/OFF control of the Aerothermal system for the production of domestic hot water.
- ON/OFF control from the refrigerator power outlet.

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