

HOUSING ESTATE NÍSPERO

TECHNICAL SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Reinforced concrete using insulated and reticular slabs.

EXTERIOR ENCLOSURE

- Ceramic brick walls (14 cm exterior), with air chamber and expanded polystyrene foam (EPS) insulation and ceramic brick (9 cm interior).

ROOF

- Non-passable flat roof with XPS insulation in the covered area.
- Solarium in top-floor homes and uncovered ground floor terraces, with non-slip porcelain.

FAÇADE

- White single-layer scraped finish.

INTERIOR PARTITIONS

- Brick with plaster coating.

BATHROOM COVERINGS

- Top-quality stoneware according to the interior design specification.

INTERIOR AND EXTERIOR FLOORING

- **Interior**, top-quality porcelain stoneware with flush-fitting concrete polymer skirting.
- **Exterior**, top-quality porcelain stoneware, anti-slip, of the same range as the paving laid in the interior.

INDOOR AND OUTDOOR LIGHTING

- **Interior**, LED-type illumination, porthole in the ceiling, white switches throughout the home and sockets according to regulations.
- **Exterior**, exterior wall lamp fittings and garden beacons according to exterior design specifications (if applicable).

EXTERIOR CARPENTRY

- Two-tone Schüco brand aluminium (anthracite grey RAL 7016 on the outside and white inside), with thermal bridge, embedded in living room flooring.
- Electric shutters integrated into carpentry in bedroom areas.

INTERIOR FITTINGS

- **Kitchen:**
 - Furnished with tall and low high gloss lacquered furniture, equipped with induction plate and A++ class extractor.
 - Single bowl stainless steel under bench sink, vertical sink mixer tap with reverse osmosis system.
 - Silestone-type or similar quartz countertop.
- **Internal doors:**
 - In smooth-finish lacquered wood (special height 2.10 cm), with designer handles in chrome-finished steel.
- **Cupboards:**
 - Folding or sliding cupboard doors in wood plain lacquered in gloss white. Interior finished in linen, with shelves, chest of drawers and hanging bar, adapted to the space available.
- **Bathroom furniture:**
 - Designer, fully complete with mirror and built-in light.
- **Entrance doors:**
 - In armoured wood with security lock.

GLAZING

- Double-glazed windows with air chamber according to CTE.
- Steel and glass estate entrance door.
- Sliding and fixed glass door in suite.
- Fixed glass in common shower.
- Safety glass railing 10+10 on terraces.

TOILETS AND TAP FITTINGS

- White suspended DURAVIT model Stark3 brand toilet with damped lid.
- Countertop washbasin in a stand according to the interior design specification.
- Shower tray of the same material as interior paving (at ground level). Thermostatic tap finished in chrome.
- Sink chrome-plated mixer tap, with aerator for water saving.

PAINTWORK

- Smooth white colour.
- Decorative paper on the headboards of secondary bedrooms, according to the interior design specification.

HEATING AND AIR CONDITIONING

- Air conditioning via ducts with direct expansion heat pump.
- Pre-installation for electric towel rails in bathrooms.
- Electric underfloor heating in bathrooms.
- Aerothermal electric heater.
- Installation of air renewal and extraction.

EXTERIORS

- **Gardens and common areas:** Standard finishing with irrigation and lighting systems in common areas.
- **Fencing:** Simple torsion metal fence, plasticized in green for the perimeter fence.
- **Community pool:** Water surface area of 153 m², clad in Gresite tiles with a solarium area. Blue LED lighting.

SPECIAL FACILITIES

- Reverse osmosis system in kitchen.
- Video intercom access with password and security recording.
- Smart home automation system 3.0.
- Community water softener.
- In top-floor solariums:
 - Portable barbecue.
 - Pre-installation for sink, shower and Jacuzzi.