

**PROJECT  
PROPERTIES IN LAS HIGUERICAS  
HELLIN ( ALBACETE )**

**May 2005**

**( Updated September 2007 )**

**BUILDING SPECIFICATION  
Model ESTHER**

**Arquitectos :**

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## **FOUNDATIONS AND STRUCTURE.**

**Isolated shoed pillars of re-enforced concrete.**

**Hiperstatic re-enforced concrete, based upon pillars and beams. Unidirectional roof made up of pot and beam system, beams to be re-enforced concrete.**

**Staircase, poured re-enforced concrete with steps made on site.**

## **BRICKWORK AND ENCLOSUREMENT.**

### **FASCADE ENCLOSUREMENT ACCORDING TO THE NEW TECHNICAL CODE 314/2006**

**Exterior shell made up of ceramic 12cm bricks with triple cavity, plastered with mortar.**

**The cavity wall is 3cm.**

**Insulation of walls, 4cm polyurethane shield .**

**Interior walls made up of tabicon double cavity 9cm brick, coated with plaster.**

## **DIVIDING INTERIOR WALLS**

**Ceramic Bricks, tabicon cavity 9cm thick coated with interior plaster, except wet rooms which are coated with cement prior to tiling.**

## **CARPENTRY.**

### **EXTERIOR CARPENTRY.**

**Monoblock type p.v.c. tilt and turn windows with double glazed CLIMALIT units.**

**Carpentry with wood effect finish. Roller shutter blinds of similar finish, double P.V.C. moulded Principal security entrance door with wood effect finish 90cm wide.**

### **INTERIOR CARPENTRY**

**Solid pine doors 80cm wide Castilian style.**

## **ENTRANCE GATE.**

**Main entrance gate made up of cast iron with laminated coating, sprayed black. Automatic electrically remote controlled motor & mechanism.**

### **ROOF ACCORDING TO THE NEW TECHNICAL CODE 314/2006 ACT**

**Insulation with 4cm polyurethane shield.**

**Ceramic roof tiles with aged effect set on treated wooden roof battens.**

**Chimney pot to be constructed of 9cm hollow bricks lined with mortar and topped with roof tiles of same specification.**

## **FLOOR AND WALL TILING**

**Parking space and porch area to be Inlaid printed concrete paving. Remainder of garden to be coloured gravel.**

**Rustic type floor tiles inlaid with special trims**

**Steps and risers with ceramic tile.**

**Step around bath tub to be in handmade solid brick.**

## **WALL FINISH.**

**Ceramic rustic tile with inlays and special trims to the height of 2.40cm, in bathrooms and kitchen areas.**

## **PLUMBING.**

**Taps to be of rustic style. Bath tap to be made up of ceramic amphora with stop taps in place for each.**

**Hot water system, gas boiler to be fitted external of building.**

**Porcelain fittings by Roca Model Dama in white or similar , bath tubs hydro massage with water impulse.**

## **IRRIGATION SYSTEM.**

**A counter clock will be installed on the irrigation feed and P.V.C. pipe will be laid around the front wall in key places.**

## **PAINT**

**Exterior : to be finished in silicon based paint.**

**Interior : plastic finish paint.**

## **CEILING**

**Finished with traditional beams**

## **ELECTRICAL INSTALLATION.**

**Installation based on circuit system with mechanism by Niessen or similar.**

**Automatic Entrance Opening System.**

**Telecommunication : , Radio, 2 Telephone points, 2 Cable TV points, 4 PC points,**

## **HEATING.**

**Water filled radiators fed by central heating boiler fed by Gas**

## **FINCA BOUNDARY.**

**Front wall and fencing.**

**Plastic coated chain link fence between plots with heather.**

## **VARIOUS.**

### **Kitchen Units**

**White Goods included : ceramic hob, extractor hood, oven, dishwasher, washing machine, fridge freezer, microwave**

## **FIRE PLACE.**

**Rustic style fire place with gas fire connected to mains supply, situated in lounge area.**

#### **SWIMMING POOL.**

**Complete Pool 6.5m x 3.5m with light, auto water level, and pump house.  
Finished in artificial stone.**

#### **EXTERIOR BARBECUE.**

#### **POST BOXES AND NUMBERS.**

**Post boxes and numbers fitted on each individual entrance according to house.**

#### **ALARM SYSTEMS**

**Installation of alarm system including intruder control. Gas/water detector with automatic cut off from mains supply.**

**3 water detectors.**

**3 gas detectors.**

**1 fire detector.**

**3 intruder detectors.**

#### **COMPLEMENTARY**

**Low level courtesy lighting on stairway.**

**Ornamental exterior lighting.**

**Furniture to main bathroom.**

#### **NEW BUILDING AND CONSTRUCTION TECHNICAL CODE 314 / 2006 ACT**

- 1. The hot sanitary water supply will be supported by individual solar energy**
- 2. The houses will have thermal insulation to a high specification.**

**The technical direction has the faculty, if necessary, to make changes to these specifications.**