

Balnea Nature

Calafell



STRUCTURE

- Foundation and structure will be made of reinforced concrete, complying with the regulations of the Structural Code (CE) and the CTE and the recommendations of the Geotechnical Study. Quality control will be carried out by an approved specialized laboratory.



FAÇADE

- Facade enclosure formed by brickwork with an exterior finish of white cement mortar.
- First floor terrace with transparent glass railing Cortizo View or similar.



ROOF

- Acoustically and thermally insulated and waterproofed flat roof in compliance with current regulations.
- The non-passable roof will be finished in gravel.



INDOOR WALLS

- The interior layouts of homes will be made with technical partitions made of plasterboard or similar with thermal and acoustic insulation in compliance with CTE. In dividers between homes, there will be 1/2 foot of brick backed on both sides with a technical partition made of plasterboard or similar with thermal and acoustic insulation in compliance with CTE.



PLUMBING & HOT WATER

- The production of domestic hot water will be carried out using individual arothermal equipment. The home will be provided with sockets for a washing machine and dishwasher, a shut-off valve at the entrance to the home and in all wet areas.
- The plumbing installation will be suitably insulated for better energy efficiency.



FLOORING, TILING & KITCHEN

- AC4 laminate flooring on the first floor (hallway and bedrooms) 1050 series from Parador or similar and large format ceramic stoneware flooring from Saloni on the ground floor. Skirting board finished in white to match the interior carpentry. Coating walls and ceilings using smooth plastic paint.
- Kitchen and bathroom flooring and tiling with ceramic stoneware. Flooring of the garden terrace with non-slip ceramic stoneware. All flooring and tiling are from Saloni or similar.
- False ceilings with plasterboard or similar type plates in those areas where the passage of installations is necessary.
- Furnished kitchen, with high and low cabinets and Balay appliances (oven, induction hob and extractor hood).

Quality specifications



BATHROOM

- Roca brand toilet or similar.
- Graphite finished single-lever faucet with Roca aerator or similar.
- Fixed tempered glass screen.
- Two-drawer cabinet under the sink.



EXTERIOR CARPENTRY

- Exterior carpentry in lacquered aluminum with thermal break, in RAL 8017 or similar. Integrated blinds in bedrooms and kitchen-living room-dining room. Folding or sliding leaves depending on design.
- Climalit type glazing, Guardian Sun model or similar.
- Interior carpentry based on smooth white lacquered doors according to design. The hardware will be of the highest quality. Main bedroom wardrobe lined internally, consisting of a hanging bar and lower and upper shelf.
- Access door to the home armored with sheet steel, paneled, security lock, chrome exterior knob and peephole.



HEATING AND COOLING

The production of heating and air conditioning will be carried out through a individual arothermal equipment. It will be distributed through ducts. It will be equipped with a ventilation system that guarantees adequate air quality in the homes in accordance with CTE.



ELECTRICITY

- Complete installation in compliance with the Low Voltage Electrotechnical Regulations (REBT) and other current regulations.
- Built in installation. With independent wiring for lighting, air conditioning/heating and the electronic appliances, following REBT standards.
- Brands Niessen Zenit or similar.



IT CONNECTIVITY

- The home will be equipped with all the necessary telecommunications infrastructure (ICT), in compliance with current regulations. TV antenna sockets in the living room, bedrooms and kitchen according to current telecommunications regulations.
- Niessen brand video intercom or similar.



EXTERIOR VOLUMES

- Front area with space for a garage and paved access to the home.
- Independent access to the plot for pedestrians and vehicles.
- The front enclosure of the plot will be based on concrete block walls, crowned at the top by a metal mesh.
- The side enclosure will be made of mesh simple twist.
- The plot is not gardened. It will be delivered raw.

PERSONALIZATION OPTIONS

- Pool or jacuzzi
- Ceramic flooring on the first floor or laminate flooring on the ground floor.
- Motorized blinds.
- Suspended toilet.