

BUILDING SPECIFICATIONS

BALI



This quality specifications is merely indicative. Reserves the right to make the modifications it deems necessary due to technical, commercial, legal, material availability, or design requirements derived from the development of the project or from the decisions of the construction management. If necessary, every effort will be made to ensure that such modifications are for materials of a similar quality.

STRUCTURE

Structure executed, in accordance with the project specifications, in reinforced concrete for the horizontal and vertical elements, all in accordance with the TBC and applicable regulations.

FAÇADE

Façade with a modern design, combining different shades of colour, thermally and acoustically insulated in accordance with the TBC requirements.

EXTERNAL JOINERY

Aluminium external joinery with thermal bridge break, with fixed, folding and/or sliding sheets combined in accordance with the design, with double-glazing and an internal air cavity.

Roller blinds with aluminium slats and interior insulation in the bedrooms.

INTERNAL JOINERY

The entrance door to the house will be armoured, with a security lock and wide-angle optical peephole and an interior finish matching the other doors in the house.

Lacquered folding connecting doors.

The fronts of the built-in wardrobes will be fitted with hinged or sliding doors, depending on the room, with similar finishing as the connecting doors, and they will be lined on the inside, which will include a shelf for the luggage rack and a hanging bar.

PARTITIONING

Separation between properties by means of a sound-resistant dividing wall, consisting of a brick wall and self-supporting layering on both sides with insulation and laminated plasterboard.

Interior partitions with a laminated plaster finish.







CEILING

False continuous ceilings made of laminated plaster tiles in the areas of the bathrooms, corridors and halls.

Suspended ceilings in bathrooms where the pre-installation of the interior air-conditioning unit is envisaged.

The other rooms will be plastered and finished with smooth plastic paint.

FLOORING

Interior flooring of homes in laminate or a large-format, high-quality porcelain material, to be chosen from the options proposed.

Terrace flooring made of non-slip porcelain material.

Continuous concrete paving in the garages and store rooms.

WALLS

The vertical walls of the wet areas of the bathrooms and toilets will be covered with large-format porcelain material, to be chosen from the options proposed, in combination with painted walls in accordance with the project design.

The rest of the walls will be finished with smooth white paint or a soft tone according to the proposed options.

SANITARY EQUIPMENT

The main bathroom will have a non-slip resin shower tray, a sink unit with drawers, a mirror and a glass screen.

The second bathroom will be equipped with an enamelled steel bath and taps with an adjustable support for the sprinkler.

All the toilets will be made of high-quality white vitrified porcelain, including the toilets with double flushes.

There will be mixer taps with an aerator to reduce consumption and a chrome finish.

INSTALLATIONS

The hot water will be produced by means of solar panels located on the roof, supported by individual electric heaters.

INSTALLATION of duct air-conditioning system, with air supply grilles in the living room and bedrooms. The outdoor unit will be installed on the roof of the building and the indoor unit will be installed in one of the bathrooms.

Telecommunications installation with a connection in all the rooms, in accordance with current regulations, except for the bathrooms.

Electrical installation with design mechanisms finished in white or similar.



KITCHENS

The kitchens will be furnished with a modern design and high and low modules with a laminated finish, including Silestone compact quartz worktops or similar.

Option of choosing from the different colours provided.

Balay household appliances or similar, with induction hob, extractor hood, oven, refrigerator, dishwasher and microwave.

Sink with mixer taps and a high spout.







COMMUNAL AREAS

This development will be for the owners' exclusive use and equipped with the very best facilities and fittings for their enjoyment and well-being.

There will be road and pedestrian access to the development, with an automatic entrance door for vehicles opened by remote control. Garden areas in accordance with the landscape design project.

Communal outdoor swimming pool with a beach area.

Equipped gymnasium for communal use.





