

**WE BUILD YOUR HOUSE, SO YOU  
CAN MAKE IT A HOME**



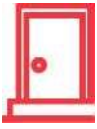
**Adelfas**  
**Madrid**

**BUILDING SPECIFICATIONS**



**acciona**

Inmobiliaria



# First impressions do count

## 01. FAÇADE

Residential scheme to feature two types of façades with external thermal insulation system to avoid thermal bridging and **reduce energy demand**.

Façades facing public roads to be back ventilated and to feature corrugated galvanised steel roofing sheets with lacquered finish, and external thermal and acoustic rockwool insulation. Interior lining to feature the same type of insulation. Interior façades to feature **external thermal insulation system** and rendering finish. Interior and exterior linings to include thermal and acoustic rockwool insulation.

## 02. EXTERIOR JOINERY

High thermal and acoustic performance PVC framework (hinged windows, or tilt and turn windows, depending on the type of joinery) to feature aluminium lock lever for manual closing, and micro-ventilation system.

Specifically-treated glass panes to achieve maximum thermal and visual comfort, depending on the property layout. **Laminated double glazing** with additional acoustic insulation, for maximum **insulation and comfort**, to feature an external laminated glass pane (comprising two 6 mm glass panes) and an internal glass pane (comprising two 4 mm glass panes) with a 16 mm vacuum chamber.

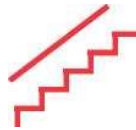
Windows located on interior façades to feature die-cast aluminium

roll-up shutters. Windows and French doors located on exterior façades to feature lacquered galvanised steel shutters and finished in line with the façade's design.

### **03. ROOFING**

For maximum thermal insulation, flat roof to feature built-up asphalt roofing system (double layer) and thermal insulation with gravel finish.

## **Your house from top to bottom**



### **04. FOUNDATIONS AND FRAME STRUCTURE**

Frame structure via reinforced concrete pillars and slabs. Reinforced concrete pile foundations and basement perimeter retaining structure via concrete pile screen wall system.

### **05. COMMON WALLS**

Common walls between apartments to feature rough-coated ceramic brickwork, reinforced on both sides with plasterboards bolted to a galvanised steel structure, with internal mineral wool insulation, to provide greater thermal and acoustic insulation between the properties. Plasterboards to be water resistant in bathrooms.

Party walls within the apartment to feature laminated plasterboards bolted to a galvanised steel structure, anchored to the floor and ceiling, and with internal semi-rigid mineral wool insulation for greater thermal and acoustic comfort. Laminated plasterboards to be water resistant in bathrooms.

## 06. INTERIOR JOINERY

**Reinforced front door with security lock** and anti-jemmy hinges. Internal side to feature the same finish as interior doors. Interior doors to be lacquered and to include stainless steel ironwork.

**Built-in wardrobes** to feature one-piece hinged or sliding door leaves and lacquered finish similar to that of interior doors. Light-colour melamine lined modular interior to include hanging rail and upper shelf.

## 07. FLOORING

**Porcelain stoneware** flooring for maximum conductivity of heat generated by underfloor heating system. Lacquered MDF skirting board to match interior joinery.

## 08. CEILING

Laminated plasterboard continuous suspended ceilings across the property with galvanised steel structure suspension system. Accessible suspended ceiling in the secondary bathroom or utility room, for ease of maintenance of indoor air conditioning unit.

## 09. PAINT

Walls and ceilings to feature light-colour smooth flat water-based paint.

## 10. LIGHTING

LED light fixtures in the kitchen, hallway, corridor and bathrooms.

**Comfort at  
its finest**



## 11. DOMESTIC HOT WATER AND HEATING

Domestic hot water and heating system to feature a

high-performance central gas boiler. DHW supply to be supported by a solar energy system located on the roof.

Underfloor heating system to allow for a radiator-free space in the living-dining room, kitchen, bedrooms, bathrooms, and hallways, and to feature analogue thermostats in all bedrooms, and set-back clock in the living-dining room.

Individual supply meters to be provided.

## **12. AIR CONDITIONING**

Property to be fitted with air conditioning system in the living room and bedrooms, to feature an individual heat pump unit (outdoor unit to be mounted on the roof, and indoor unit to be located in suspended ceiling in secondary bathroom or utility room, depending on the type of property). Ceiling mounted ducted units provide air flow distribution.

## **13. PLUMBING AND SEWERAGE SYSTEMS**

Plumbing system (domestic hot/cold water) to be compliant with applicable regulations, and to feature polypropylene pipes, main stopcocks, and shut-off valves in kitchens and bathrooms. Soundproof polypropylene drains and downpipes.

## **14. ELECTRICITY**

Electrical system to be compliant with Low Voltage Electrotechnical Regulations and to feature a high degree of electrification.

## **15. TELECOMMUNICATIONS**

Systems within the properties to be compliant with Telecommunications Infrastructures Regulations and to include CATV, satellite dish, terrestrial digital aerial, and wiring system for cable TV.

System to further boast TV & telephone sockets in living rooms, kitchens and bedrooms, and automatic intercom system.

# True beauty lies within



## 16. KITCHEN

Premium-quality **porcelain stoneware** flooring placed with specific adhesive. Walls to be coated with smooth flat water-based paint, save for backsplash between base and wall units.

Kitchens to be fully fitted with base and wall units, in line with design, and to include a 20 mm-thick **Silestone countertop** with polished finish; and cabinet door panels to feature the same material. Household appliances to include multifunction pyrolytic self-cleaning **oven**, **induction hob**, decorative wall-mounted **cooker hood** and stainless steel sink with low-flow single-handle taps.

## 17. MASTER BATHROOM AND SECONDARY BATHROOM

**Porcelain** wall **tiling** and porcelain stoneware flooring placed with specific adhesive in WCs and bathrooms. **White porcelain** sanitaryware, including dual-flush toilets to reduce water consumption, semi-pedestal washbasins or vanity washstands—depending on the type of property—, enamel steel bathtub, and acrylic shower base.

Washbasins are to be fitted with single-handle mixer taps, automatic basin waste and flow limiter. Bathtubs and showers are to be fitted with thermostatic single-handle mixer taps and flow limiter.



# Let's get together in the common area

## 18. COMMON AREAS

Development to feature a **water zone with a sauna, toilet and locker room** for the enjoyment and relaxation of residents, and to further boast a **bicycle rack, gym and dedicated space for electronic lockers**.

Residential complex to be fully gated, and to include security hut for **access control** and CCTV, for the safety and peace of mind of residents.

Low water consumption plant species native to the area to grow in the scheme's **landscaped grounds**. Common areas at ground floor level to feature self-draining porous concrete paving units. Staircases and landings to feature precast concrete flooring.

Energy-efficient LED lighting in accesses, interior roads and gardens, to be powered by a presence detection system and fitted with a timer unit in doorways, lobbies and common staircases.

## 19. GARAGE AND STORAGE ROOMS

Motorised garage door operated by remote control.

Garage flooring to feature semi-polished concrete finish. Firefighting and forced air circulation systems to be compliant with applicable regulations.

## 20. LIFTS

Lifts to feature automatic lift cabin doors, overload detection and dial-up system.

Energy-efficient specifications to include stand-by mode, energy-efficient



lighting, and drive with variable frequency, speed and power control.

## Homes that protect you and the environment



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#### **04. BUILDING SPECIFICATIONS / ADELFA**