

# Technical specifications

## **FOUNDATION AND STRUCTURE:**

Reinforced concrete floor slabs and basement walls.  
Reinforced concrete with bi-directional slab with thermal isolation and mortar-work on dwelling structure.

## **ROOFING:**

Walkable or terrace roof with thermal insulation formed from inside to outside layer with mortar protection, waterproof layer acting as a total vapour control barrier with bituminous paint and double waterproofing sheet with reinforced glass fibre, geotextile filter layer with ceramic pressed tiles.

Non-walkable roof with thermal insulation formed from inside to outside layer with mortar protection, waterproof layer acting as a total vapour control barrier with bituminous paint and double waterproofing sheet with reinforced glass fibre, geotextile filter layer.

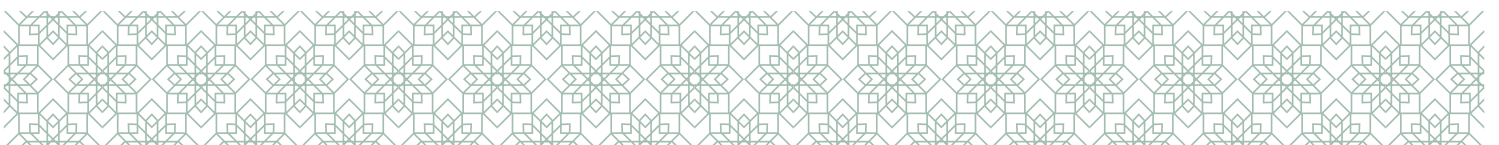
Slated roof with thermal insulation formed from inside to outside waterproof layer acting as a total vapour control barrier with bituminous paint, cavity made by ventilated supporting walls, mortar-protected and tile skirting.

## **MASONRY:**

Made in hollow bricks to be rendered in a rustic style with cement mortar. Interior cladding with thermal-acoustic insulation, sprayed on site with polyurethane insulation, cavity and plasterboard.

## **DIVISIONS BETWEEN HOUSING:**

Between housing, sound-absorbent brickwork, cladded by plasterboard, and thermal insulation for each dwelling.  
Between properties and common areas, sound-absorbent brickwork, cladded by plasterboard, and thermal insulation for each dwelling. Inside housing, thermo-acoustic insulated dry partition walls.





**GOLDEN**  
— PROPERTIES —

THESE SPECIFICATIONS MAY BE AMMENDED BY THE TECHNICAL PROJECT MANAGEMENT TEAM AND SUBSTITUTED BY THOSE OF A SIMILAR QUALITY. IN ANY CASE, AMENDMENTS MUST MAINTAIN THE QUALITY AND PERFORMANCE OF THOSE PRODUCTS AS DEFINED INITIALLY.



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### INTERNAL FINISHES:

Walls finished in plaster of Paris. Dropped ceilings in laminated plaster in wet areas and other service areas. Accessible dropped ceiling where air conditioning units are situated. Perimeter molding in lounge and window cornices in bedrooms. Matte plastic paint on walls and ceilings.

### FLOORING:

Natural stonework in all areas except wet areas. In bathrooms and closed kitchens, PORCELANOSA (or similar) ceramic stone non-slip tiles.

### OUTDOOR PAVING:

Ceramic Stone tiles or natural stonework in patios as chosen by the Architect.

### INDOOR TILING:

In kitchens, bathrooms and toilets, tiling in top-quality ceramic by PORCELANOSA (or similar brand) and matte plastic paint where necessary.

### SANITARY WARE AND PLUMBING:

All the sanitary appliances in the apartments will be in VILLEROY BOCH white porcelain. Top quality chrome mixer taps. Large shower tray. Sinks covered by marble countertops.

### INTERIOR CARPENTRY:

Burglar-proof main entry door.

Interior doors lacquered in white with door handles.

Matching wardrobes, fully fitted with separation shelf and hanging rail.

### EXTERIOR CARPENTRY:

Extruded aluminium, sliding or swing-opening windows depending on the case, with double glazing and cavity insulation such as CLIMALIT or similar. Ventilation openings. A aluminium roller blinds with thermal insulation in bedrooms. Window bars on lower floors.

### MISCELLANEOUS:

Video entry phone installed in each dwelling.

Concierge 24 hours service checkpoint.

Hot water production through solar panels with support of Natural Gas heater. ACS production by aerothermal system.

System of mechanical ventilation in kitchens, bathrooms and toilets as per regulations.

Electrical system for housing according to current legislation with top quality equipment. TV and phone sockets according to regulation on telecommunications infrastructure.

Kitchens fully-fitted with washing machine, refrigerator, vitro-ceramic hob, electric oven, sink, extractor hood, sink and thermostat.

Safety deposit box built in to the wardrobe of the main bedroom.

Mirrors in bathrooms.

Underfloor heating in bathrooms.

Mailboxes according to standards of the Post Office.

Metal access door to garage with remote controls. Swimming pools, gardens and exterior lighting for tropical plants and trees.

