



MAKALU VILLAS BUILDING SPECIFICATIONS

Foundations

The foundations are made using a system of isolated footing and reinforced concrete grade beams in line with the geotechnical investigation that has been carried out.

Structure

The structure is built using reinforced concrete pillars and beams and waffle slabs with permanent coffering.

All the metal frames of the structure are joined and connected to a ground ring that helps carry any possible electrical charge away from the house.

The ground floor slabs are raised from the ground for excellent thermal insulation.

The construction project and calculations have been done by I. Martín Rubio License No. 1882.

Roof

The thermal-acoustic insulation is created using sheets of extruded polystyrene and roofing felt is used for the waterproofing. The walkable flat roof is private and it has a non-slip C3 ceramic tile finish.

There is a technical area on the roof to install aerials and exterior air conditioning units.

Façade

All the façade cladding is made using a double layer of ceramic bricks with a ventilated chamber, thermal and acoustic insulation, which is finished off with a white monocouche waterproof render.

Natural stone and single-piece aluminium roof drip edge flashing will also be used for the different finishes, which are easy to clean and are highly resistant to harsh weather conditions.

Thermal and acoustic insulation

The different insulation used is:

60 mm Grafipol Tr32 (expanded polystyrene EPS panels) for the façades.

75 mm Donpol verde (hydrophobic expanded polystyrene EPS-h) panels on the roofs.

10 mm EEPS (elastic expanded polystyrene) panels under the flooring in the villas.

Masonry and insulation

Interior ceramic brick partition walls.

Interior walls and ceilings

The walls are finished off with skim coating and washable emulsion paint.

Placo Saint Gobain brand model 4Pro plasterboard ceiling panels throughout the house, which are moisture resistant in the exterior areas.

Demountable bathroom ceiling, which makes it easy to check the ventilation and the interior air conditioning units that are installed there.

Washable emulsion paint on the flat walls.

Interior flooring and tiles

Floating wood floors AC5 GOLD LAMINATE [GOLDESENTIAL](#) model with a bevelled edge, available in different colours to choose from (Nirvana Oak has been installed in the show house).

Hydro Protect and sealed edges.

Shock absorbing EVA laminate.

Top quality porcelain stoneware bathroom floor tiles from the Manufacturer Cifre.

Top quality porcelain stoneware bathroom wall tiles from the Manufacturer Cifre.

Lacquered metal stairs with a porcelain tile finish.

Exterior paving and tiles

23cm X 120cm pieces of wood effect porcelain stoneware paving tiles from the Manufacturer CIFRE, Oxford Oak model, with a non-slip surface on the porches and terraces.

Joinery and exterior windows

Thermally broken aluminium window frames in a graphite grey colour, CLIMALIT double glazing and [Guardian Sun](#) on the balcony/patio doors and windows, which together guarantee thermal and acoustic insulation. Pre-wiring for automatic sunblinds on all the windows of the house. Double glass balustrades with a stainless steel profile.

Interior joinery and windows

Multi-point lock reinforced front door. White finish on the outside of the door and the same finish as the interior doors on the inside of the front door. Built-in cupboards with sliding doors that are lined inside, they have a top section and a garment rail. White lacquered interior doors and wardrobe doors.

Plumbing and bathroom fittings

Water-based underfloor heating using the DHW system of the house in all the rooms.

Walk-in shower with glass shower enclosure.

Roca brand The GAP model wall-hung bathroom fittings, or something similar.

In bathroom 1: Shower column and shower attachment, thermostatic tap. Wall hung vanity unit.

In bathroom 2: Shower column and shower attachment, thermostatic tap. Wall hung vanity unit.

In bathroom 3: Shower column and shower attachment, thermostatic tap. Wall hung vanity unit.

The DHW is produced using a Panasonic Aquarea brand AEROTHERMAL heat pump, to run a 150 litre hot water storage tank with electrical resistance heating.

Electricity

High grade 9.2 kW electrical wiring in the house.

Surge protectors and circuit breakers.

Interior wiring with JUNG or a similar brand of pattress boxes.

Flame retardant electrical conduit system for the wiring.

White JUNG series LS900 switches.

TV sockets in the living room, in each bedroom, on the roof and terrace.

Ethernet jacks in the living room and master bedroom.

USB sockets in the living room and master bedroom.

Pre-wiring for internet that is supplied by the chosen internet connection service supplier.

Outdoor lighting on the terraces.

Pre-wiring for video intercom or any other two-way communication electronic device.

Led lights throughout the house.

HVAC

HVAC installation (hot-cold air) by means of a ducted air source heat pump, the exterior unit or the heat pump is installed on the roof. Aquarea Model Panasonic brand. Calculated for the size of each house.

AIRZONE HVAC control system.

Telecommunications

Communal aerial installation.

Kitchen

[ARANCUCINE](#) brand kitchens.

The kitchens are fully fitted out with top and bottom kitchen cabinets (customized options available).

Laminam or a similar brand of porcelain countertops and backsplashes.

Soft closing drawers, cooking column included for a conventional oven and microwave. Extractor hood fitted in the top cupboard.

Sink fitted under the countertop and Hansgrohe or similar taps.

Household electrical appliances included (check references).

White finishes with customized options available, handles fitted on the cabinet doors.

Utility area

According to the type of villa, an additional module is expected to be added on to install the DHW system, washing machine and dryer.

Solarium

There are private stairs that go up to the solarium from the house.

Solarium with different areas to use, one of them has a laminated Swedish pinewood pergola (which has been treated for outdoor usage).

TV socket and a plug.

A tap.

Gardens and swimming pool

Private swimming pool with a non-slip fossil style natural limestone paved area around it, which has an excellent thermal performance.

Swimming pool shower installed and landscaped area.

Outdoor parking spaces included in the plot.

Customizing the villa

THE FOLLOWING FINISHES CAN BE CHOSEN FREE OF CHARGE FROM THE CUSTOMIZATION CATALOGUE:

LAMINATE FLOORING OF THE HOUSE.

BATHROOM FURNITURE.

TAPS.

BATHROOM AND KITCHEN TILES.

FINISH OF KITCHEN CABINETS AND COUNTERTOP.

PAINT.

ELECTRICAL HOUSEHOLD APPLIANCES

** ALL THE VILLAS HAVE A TEN YEAR BUILDERS WARRANTY THAT COVERS ANY STRUCTURAL DEFECTS IN THE HOUSES.