

# ROYAL PALM

## *Luxury Residences*

### **BUILDING SPECIFICATIONS**

#### **STRUCTURE & FOUNDATIONS:**

The horizontal elements are forged from reinforced reticular concrete slab. The vertical ones are reinforced concrete screens and metallic pillars.

The foundation will be reinforced concrete according to the requirements of CTE and geotechnical study.

The basement walls will have reinforced concrete walls.

#### **OUTSIDE & INSIDE WALLS:**

Exterior walls are formed with solid perforated brick.

Exterior facade finish will be rendered using acrylic paint and cladding according to project designs.

Internal partition walls will have laminated plasterboard partition, waterproofed in wet rooms, on a self-supporting structure made of galvanized steel profiles and acoustic insulation based on rock wool

#### **INSULATION:**

Thermal and acoustic insulation in exterior housing.

#### **COVERS:**

Inverted roof waterproofed asphalt membrane, finished with gravel or ceramic pavement in porches or terraces.

#### **APPLIED AND INTERIOR COATINGS:**

Plasterboard suspended ceilings in Kitchens, Bathrooms, Toilets.

The rest of the ceilings will be rendered with plaster.

Exterior walls will be rendered cement mortar.

Walls will be tiled with high quality porcelain tiles.

## **FLOORING & TILING:**

Interior flooring with top quality porcelain tiles.

Entrances, terraces and porches will be non-slip stoneware specific to exterior surfaces, according to CTE.

## **EXTERNAL WOODWORK:**

Exterior carpentry made with high quality aluminum profiles anthracite gray color and thermal bridge, sliding systems.

Double glazing with thermo-acoustic treatment.

Security main door

## **SANITARY APPLIANCES and PLUMBING:**

Complete installation of bathrooms with suspended WC.

Interior installation of cold and hot water with copper or cross-linked polyethylene pipes, according to CTE DB-HS. PVC pipes Drains and drainage in pipes of P.V.C.

Sanitary fittings will be top quality vitrified porcelain, chrome-plated single-lever taps.

\*Production of sanitary hot water by Aerothermia system.

Independent stopcocks in wet rooms, as well as a general stopcock.

## **ELECTRICITY:**

High quality electrical installation, according to the current regulations of the Ministry of Industry.

Television and telephone sockets in the living room and bedrooms.

Equipment necessary for connection to cable television services.

## **VENTILATION and AIR CONDITIONING:**

Indoors, ventilation will be via mechanical controlled ventilation system.

\*Air conditioning system using Aerothermia for both air conditioning and hot water.

Bathrooms will have electric under floor heating.

## **PAINTING:**

In interior walls, smooth plastic paint will be applied. In exterior walls, stone paint will be applied.

## **VARIOUS:**

Decorative lighting in living rooms using a retro-illuminated led system, glass screens in bathrooms according to design.

Kitchens furnished with units and work top according to design, electric oven & hob, washing machine, dishwasher, fridge freezer and extractor fan. Marca Balay.

Exterior 8mm glass verandas according to design.

The Facultative Management reserves the right to replace some materials described in this report with others of equal or superior quality, if deemed appropriate.

\*Aerothermia systems are not only cooling system using hot or cold air, but they **can supply hot water and heating in winter and cold water for distribution in the summer**. In essence, the Aerothermal or heat pump is a domestic renewable energy generator that uses heat from the air to produce 70% of the energy needed to provide heating (from -25 ° C) or cooling (up to 46 ° C). In addition, the new generation of Aerothermal equipment also allows heating water