



PALM BEACH III

## PALM BEACH III – *Building specifications*



### ○ **Foundations**

In accordance with the geotechnical evaluation undertaken, we have opted for individual footings, braced between each one by means of belts on the lower floor, in order to achieve the highest degree of seismic-resistance.

### ○ **Structure**

The structure of the homes in this residential complex is intended to be undertaken with pillars, forged in one direction in concrete walls and prestressed joists in forged crawlspace. The remaining slabs will be made with reticular slabs of filter blocks and solid slabs both in the porches as well as in the terraces. The interior stairs will be shaped with UPN-140 steel plate frames, solded in corbel to RHS 140x100x5 embedded in an enclosure to create the same, each complying with current regulations. We also intend to develop an earth-wire network.

### ○ **Roof**

There are two types of roof: The Type 1 Roof, pertaining to the Rooftop Terrace, is flat and transitable, with a roof pitch formed at an angle via lightweight concrete (type of clay), thermal-acoustic insulated rigid panels made of styrofoam, impermeable due to its improved PN-7 dual-layer membrane, affixed to the bracket and finished with concrete made of Ibero-Alcoresse-type paving tiles, refined with cement mortar with a low retraction level over a beam that is adapted for the outdoors. The Type 2 Roof on the Roof Terraces is flat and non-transitable, with a roof pitch formed at an angle via lightweight concrete (type of clay), thermal-acoustic insulated rigid panels made of styrofoam, impermeable due to its improved PN-7 dual-layer membrane, affixed to the bracket and finished with aggregate-crushing particle-free soft gravel sized between 16 and 32 mm.

### ○ **Inner Linner**

We apply plastic paint over the plasterwork, finished with plaster. The false ceiling will be used in the bathroom for mounting and maintaining the installation of the air conditioning system.

### ○ **Frontage**

There are three types of frontages: Type 1 Frontage is completed with a double surface: an exterior layer of brick panels and an interior layer of double-hole bricks. Separated by a chamber with thermal-acoustic insulated rigid panels made of projected styrofoam. The exterior layer will be plastered with a single layer coating of plasterwork. The interior layer will be coated with plaster and finished with plaster. The Type 2 Frontage in the bathrooms is completed with a double surface: an exterior layer of brick panels and an interior layer of double-hole bricks. Separated by a chamber with thermic-acoustic insulated rigid panels made of projected styrofoam. The exterior layer will be plastered with a single layer coating of plasterwork. The interior layer will be coated with plaster and finished with polymer cement mortar. The Type 3 Frontage is completed with a double surface: an exterior layer of brick panels and an interior layer of double-hole bricks. Separated by a chamber with thermal-acoustic insulated rigid panels made of projected styrofoam. Both the exterior and the interior will be coated with a 60x30x1,5 panel of natural stone (of the type "ama ghandi"), with a mixed anchor, hidden system with hidden stainless-steel pivots. The overhanging items such as pergolas, visors, etc. will also be plastered and painted.

### ○ **Brickwork**

The interior partition walls of each home will be completed with double-hole bricks, finished with polymer cement mortar. This will be coated on both sides with plaster with a single layer coating of plasterwork and finished with plaster, except for the surfaces of those rooms with moisture, which will instead be coated with ceramic tiles and finished with polymer cement mortar.



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### ○ Exterior flooring and tiling

There are 3 types of types of floor finishing. Type 1 Finish has a finish of exterior concrete with porcelain ceramic of the type "Ibero Alcorense" for exterior areas sized 18x57 over a concrete beam. Type 2 Finish of artificial lawn is of the highest quality. Type 3 Finish with prefabricated concrete slabs over an area of exterior concrete with artificial lawn.

### ○ Interior flooring and tiling

Porcelain ceramic flooring of the type "Ibero Alcorense" of 22,5x90 from the "Roca" brand, is found in the entire home except for the bathroom on the first floor, finished with highly adhesive polymer cement. The tiling in Bathroom 1, of the type "Traveller Grey" is sized 50x120. The tiling in Bathroom 2, comprises the type "Calacata" sized 60x60 from the brand "Roca", as well as that of the type "Imperium black" from the brand "Circonio". The ceramic tiling, finished with polymer cement will be in those rooms in the home which will have moisture. Each bathroom will have different tiling, as well as in the kitchen. Tiled Bathroom on the ground floor composed of the following types: "Mosaic Canada Black" sized 31x31, "Canada Grey Decor" sized 31x31, "Canada Grey Decor" sized 26x90 and "Canada grey" sized 45,5x90,6. The tiling in the Bathroom on the ground floor is composed of the following types: "Mosaic Canada Black" sized 31x31, "Canada Grey Decor" sized 26x90 and "Canada Gris" sized 45,5x90,6. The tiling in Bathroom 1 is composed of the following types: "Traveller grey" sized 50x120 and "White mate" sized 30x90. The tiling in Bathroom 1 is composed of the following types: "Calacata" sized 30x90 combined with "Imperium Black" sized 29,5x120 both of which are of the brand "Roca". Tiling in the Kitchen is of the following types: "pure fresh white" sized 50x100, "pure bone" sized 50x100 and "pure taupe" sized 50x100.

### ○ Joinery and exterior double glazing

Exterior aluminium joinery in the entire house with thermal bridge breaking in a graphite-grey colour. The windows will be double-glazed with a cavity wall with density of 3+3/c10/3+3 throughout the entire home. Access door to the home with an exterior finishing of the same colour as that of the remaining windows and security locks.

### ○ Joinery and interior double glazing

Passage doors of Medium Density (MD) varnished in white with stainless steel door handles. Inbuilt wardrobes with sliding doors in the same finish as those of the passage doors. Interior lined cabinet with drawers.

### ○ Electricity

The property has installed electricity at the increased level of 9,2 Kw. With circuits for powerful lighting, power outlets, countertop oven, washing machine, dishwasher and heater, power outlet for the bathrooms, kitchen and line for the swimming pool. Piping and wiring compliant with regulations RGBT 2003. The installation mechanism will be of the Niessen brand, Zanit series, with 7 power outlets for the TV, 6 power outlets of the internet, 3 crossover switches and 6 touch- switches, totalling 88 points. Regarding the lighting there are 36 recessed BJF lights on a white rectangular frame, 2 ECOLUX downlights on a white rectangular frame, 3 PHILIPS rounded recessed lights in the pool terraces, 6 focused lights in the DOPO terrace, 2 SLV kitchen countertop lamps, 2 RIGA wall lamps along staircase. Video entry phone in the home.

### ○ Exterior locks

Security gates in the enclosed grounds made of varnished perforated sheets, the same as the exterior joinery (aluminium and glass).



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- **Kitchen**

Completely furnished with cupboards on lower and upper levels, self-closing drawers, extractor fan, kitchen sink with one stand, worktop of compac-type or similar, installation for a dishwasher. Serving- hatch bar fitted with an aluminium support, finished in compac-type or similar with halogen lighting.

- **Air conditioning**

Pre-installation for air conditioning (cold-hot) in the living room and bathrooms, via conduits, with high-density rigid panels of natural mineral wool with an exterior surface lined with KRAFT- ALUMINUM SHEETS reinforced with a fiberglass net.

- **Telecommunications**

Installation of an ASTRA satellite dish and an individual digital satellite receiver with capacity for over 200 open channels and expansion slot to insert a PCMIA card for coded private-paid channels.

- **Rooftop Terrace**

With shower, sink and light power outlet

- **Residential Complex**

Enclosed perimeter with an industrial wall and locks, with access gates in the entranceways. The residential complex includes gardens, open spaces to have a walk, etc.

- **Swimming Pool**

Swimming Pool with skimmer system, anti -whirlwind mesh-strainer, moveable propulsion filters, completed with a reinforced concrete tumbler.



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○ **Plumbing and sanitation**

Interior installation in the home with approved Random Copolymer Polypropylene tubing (PP-R), affixed to the wall. The thermal insulation of domestic hot water supply via an elastomeric- sponge insulation jacket. The bathrooms are distributed as follows: Ground Floor Bathroom: Villeroy toilet and seat of model "Targa Arquitectura", Kombifix cistern Geberit, switch Geberit of model "Sigma 01", Tres sink valve, Unisan sink of model "Polo" (suspended), Tres washbasin of model "Alplus", Cassandra partition of model "City", shower column of model "Carola 2". Bathroom 2: Bamaco basin of model "Slim", Villeroy toilet and seat of model "Targa Arquitectura", Kombifix cistern Geberit, switch Geberit of model "Sigma 01", Tres sink valve, "Unisan Area" sink, Tres washbasin of model "Flat", Cassandra partition of model "City", Cassandra shower column of model "Carola 2". Aerator in compliance with HS3.



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