

QUALITY DETAILS ALEXIA CALPE

COLLECTIVE HOUSING

Madrid 2021

MÁS QUE CASAS

ALEXIA

FOUNDATION AND STRUCTURE

Foundation according to geotechnical study.

Structure calculated according to CTE "Structural Safety". Reinforced concrete structure in foundations, walls, beams, floors and columns.

Analysis, supervision and control by an independent Technical Control Body (OCT).

FACADE

Facade composed of a continuous acrylic mortar-type coating on a light façade system with a metallic structure and insulation. This system guarantees low levels of energy consumption thanks to its high thermal inertia and avoids thermal bridges, improving insulation in winter and protection in summer.

Terrace railings formed by the combination of blind elements, locksmith and safety glass.

ROOF

Non-passable flat roof with gravel finish, double bituminous waterproofing layer and thermal insulation, according to CTE.

Thermally insulated and waterproofed walkable flat roof on terraces finished with non-slip outdoor stoneware to be defined by the DF.

WALLS AND INSULATION

Interior partitions with laminated plasterboard plate system, with double plate and insulation according to CTE, with the exception of bathrooms and kitchens where there will be a single plate to be covered with the ceramic plate on the wet room side.

Acoustic insulation against impacts in floors of the living areas. Thermal and acoustic insulation in compliance with current regulations.



Thermal insulation in terrace floors and housing floors that coincide with non-heated premises according to CTE.

EXTERIOR CARPENTRY

Windows and exterior doors with lacquered aluminum profiles, with ventilation system according to CTE and with Thermal Bridge Break (RPT) reducing energy losses and helping to improve thermal insulation.

Climalit type double glazing with dehydrated air chamber with aluminum separator profile and perimeter sealing. Installation of low-emission glass to improve the building's thermal insulation.

Opening and closing windows using a tilt-and-turn system and sliding or folding doors depending on the project.

Roller blinds (except in bathrooms) in lacquered aluminum with injected insulation, providing motorized blinds in the main bedroom and living room.

INTERIOR CARPENTRY

Armored front door with 3-point security lock, stainless steel handle, wide-angle peephole, white to match the interior doors.

Smooth interior doors with solid core and white lacquered. (In case of substitution with a "casonetto" type recessed sliding door, it will not be glazed).

Chrome handles and hardware.

BLOCK-type covered built-in wardrobes, with folding leaves, unless otherwise indicated, finished in plain white to match the interior doors, interior finish in textile-like melamine and equipped with interior distribution with boot shelf, hanging bar and a drawer per bedroom.

ELEVATORS

The building has low electricity consumption elevators. Interior presence detector to optimize electricity consumption.

Stopping on floors of floors and direct descent to garage floors by selective lowering maneuver with restricted access.

Interior finish with flooring similar to that of the portal, using noble and high-quality materials. Stainless steel cabin and plant doors.

FLOORING

General flooring of the house in porcelain stoneware of various formats to choose from among those defined by the DF. The skirting board will be lacquered in white.

CLADDING AND FALSE CEILINGS

Wet rooms with tiling up to the ceiling with 1st Quality stoneware tiles. False ceiling in wet rooms and corridors and in the rest of the house. Recordable access for installation and maintenance of air conditioning machinery in secondary bathroom.

Washable smooth plastic paint in light color on walls and ceilings of homes. Washable smooth plastic paint on walls and ceilings of floor landings and portal ceiling. Smooth plastic paint in stair areas and smooth tempera in storage rooms and garage.

KITCHEN FURNITURE AND FACILITIES

High-capacity tall cabinets with concealed handles, the tall cabinets with ceiling closure and base cabinets of the same material with a baseboard on the floor, the doors in a high-gloss white finish, with lockable drawers. Compac or similar type countertop and stainless steel sink.

Equipped with induction hob, multifunction oven, built-in microwave and extractor hood. Chrome mixer tap.

PLUMBING AND BATHROOM INSTALLATION

Cold and hot water installations, according to regulations. Soundproof downspouts and PVC pipe drains. ROCA or similar brand toilets in white, with double flush system in

toilets. Chrome single-lever taps in bathroom and toilet with built-in aerators, reducing water consumption. In the bathtub and shower the taps are thermostatic.

Double washbasin in the main bathroom, "Mineral Solid" type on countertop with white lacquered furniture in technically possible cases. In secondary bathroom, built-in "Mineral Solid" type washbasin on white lacquered furniture.

"Mineral Solid" type shower trays and bathtubs in white ROCA brand or similar. Water intakes on the main terrace.

Bithermal water intake for hot and cold water inlet, as well as drain for kitchen dishwashers and for washing machines. Mirror in both bathrooms.

HEATING AND DHW INSTALLATION

Installation of heating and air conditioning ducts using an aérothermal system. The system provides considerable energy savings compared to the heat pump due to its high performance. DHW production is also carried out by means of aérothermal energy through an accumulator. Electric towel radiators in bathrooms.

ELECTRICITY AND TELECOMMUNICATIONS FACILITIES

Top quality electrical mechanisms. Video intercom brand Tegui or similar. Electrical installation according to existing regulations.

Regulation of lighting in living room and master bedroom.

Optical fiber in telecommunications system, with RJ45-type sockets in bedrooms, living room and kitchen, enabling internet connection in these rooms. TV and telephone sockets in all bedrooms, living room and kitchen.

TV socket on attic terraces.

ACTIVE AND PASSIVE SECURITY MEASURES

Perimeter closed urbanization.

Access control to the urbanization.

PORTALS, STAIRS, URBANIZATION AND GARDENS

Portal and common areas of homes interiorly decorated with porcelain material or any noble material to be chosen by the Project Management. LED lighting with automatic ignition with presence sensors in common areas and portal.

Provision of a room for multifunctional use on the 9th floor with a gym, kitchen, children's area and terrace. Swimming pool for community use with gastrobar. Paddle tennis court. Vast free areas for recreation with a carefully designed garden and a children's playground.

Access to all common facilities (urbanization, portal, gym and garbage room) through a single trained key.

BASEMENT PLANTS. GARAGES

Direct access to garage from house floors by selective lowering maneuver with restricted access. Signposting of the movement of vehicles on the pavement. Automatic garage entrance / exit gate with remote control opening and keyed light bulb with master key. Automatic entry of vehicles to the garage floor. In garages it will be equipped with detection, fire protection and ventilation installation according to regulations.

Pre-installation of socket for charging electric cars according to regulations.

ENERGY EFFICIENCY

1.- Covers

The roofs of buildings are areas subject to strong energy losses in winter and highly exposed to solar radiation in summer. Through the roofs there are 30% of the total energy losses in the case of non-insulated homes, so good insulation is a priority.

2.- Exterior carpentry

There is an aluminum carpentry with a thermal break that significantly reduces energy losses and helps to improve acoustic insulation.

3.- Thermal bridges

Thermal insulation is provided in all the critical elements of the enclosures and construction elements, in such a way that the heat transmission produced in these elements is eliminated, thus eliminating thermal bridges.

4.- Glazing

The glazing is made with a glass with an air chamber and butyral to enhance solar control and thermal insulation. A more homogeneous temperature is achieved inside the house, less energy consumption and more savings, since the use of air conditioning inside the house is considerably reduced.

5.- Heating

There is an individualized aérothermal system that improves the thermal performance of the system, with the consequent energy savings it entails. Aérothermal is a high-

performance system that takes advantage of the heat from the outside air to heat or cool the interior of the home. This system reduces electricity consumption up to three times compared to traditional systems.

6.- Bithermic socket in household appliances.

The washing machine and dishwasher sockets have cold and hot water inlets, which increases the performance of the solar panels (if any) and reduces electricity consumption by not having to heat the water. Thus, the incorporation of bithermic appliances is made possible.

7.- Saving water.

All toilets have a double flush system to save water. The faucet has a built-in aerator system as a water saving measure.

8.- Microventilation system.

The adjustable ventilation system in the exterior carpentry allows you to decide to keep it in the open or closed position to avoid thermal losses.