

CIUDAD JARDIN 3 · BUILDING SPECIFICATIONS

Materials, elements and qualities specifications used in the construction of block 3 in the Ciudad Jardin apartment building, located in Cabanes (Castellón).

Building consisting of 196 apartments on the seafront, with terraces, parking space on the ground floor and in the basement, a pedestrian area for residents with separate pools for adults and children with LED lighting as well as 3 hydromassage baths on the ground floor.

Access to the building through two halls that connect the basement (parking), residential floors and the outdoor area. There is also an auxiliary evacuation staircase.

The halls are each equipped with a vestibule, stairs and two lifts. The building offers 1-, 2- or 3-bedroom flats with 1 or 2 bathrooms (one of them connected to the master bedroom(en-suite), depending on typology), kitchen, wash place (depending on typology), living/ dining room and terrace.

BUILDING QUALITY REPORT

Reinforced concrete basement walls and deep foundation with reinforced concrete piles, bars and bracing slabs.

Reinforced concrete structure prepared for the marine environment, with one-way floor with precast beams

Ceramic hollow brick walls or similar and air cavity in the case of facades or party walls.

Thermal insulation in all external walls of the building

Acoustic insulation in party walls between dwellings

Accessible flat roofs covered with ceramic tiles (non accessible roof covered with a layer of gravel).

Facade cladding in large format porcelain stoneware and continuous coating monolayer type, according to zones.

External aluminium balustrades with double safety glass on the terrace.

Continuous coating monolayer type or plastering of plaster and paint, according to zones, in corridors and common elements (stairways, vestibules and accesses).

Decorative elements in porcelain stoneware in vestibules.

Porcelain stoneware paving in vestibules and ceramic paving in corridors and common areas.

Paved concrete floor for garage area.

The metal elements are impregnated with 2 layers of enamel paint.

Pre-installation of several charging point for electric vehicles in the parking.

CONSTRUCTION DETAILS OF THE APARTMENTS

Interior partitions in hollow ceramic bricks or similar.

Gypsum plaster in case of ceramic bricks on interior walls.

Interior walls painted with acrylic paint.

Decorative wallpaper on one wall of the dining room and on the wall behind the headboard of the master bedroom.

Plasterwork and acrylic paint on the ceiling of the bedrooms, living/dining room (except for the false ceilings for the passage of the installations).

False ceiling and acrylic paint in corridors, kitchen and bathrooms. Porcelain stoneware (or similar) tiles inside the dwellings with anti-slip treatment.

Ceramic wall tiles in bathrooms.

External aluminium joinery and double glazing.

Aluminium electric roller shutters in the living/dining room and bedrooms.

Wooden interior carpentry in interior doors and wardrobes.

Built-in lined wardrobes in all rooms. Interior layout with drawers, shelves and hanging rail. Lighting inside wardrobes.

Safe in master bedroom wardrobe.

Kitchen furnished with wall and base cabinets, a granite worktop and a stainless-steel single bowl sink with drainer.

Cold and hot water installation.

Hot water supply system for the building with a solar energy collector system.

Sewage system for the whole building in PVC pipes.

Ventilation in bathrooms through ducts with top forced air suction and internal grilles in the air intakes.

Installation of white vitrified porcelain bathroom fittings, with toilet in main bedroom with soft close or ABS system cover, bidet in main bedroom bathroom (depending on typology), basin and shower tray with screen. White vitrified porcelain laundry sink in the wash room (depending on typology).

Hygienic shower for toilet, with hot and cold water for A1 and B3 typology.

Mixer tap fittings.

Shower column in bathrooms.

Individual electric water heater for each apartment with domestic hot water tank.

Electrical installation according to the Low Voltage Electrical Equipment.

Split air conditioning hot/cold in dining/living room.

TV socket in dining/living room, master bedroom and terrace.

Telephone socket in dining/living room and master bedroom.

Intercom in each apartment.

Decorative tray with halogen lighting in the dining room.

APARTMENT EQUIPMENT: HOUSEHOLD APPLIANCES

Kitchen with low consumption appliances:

- Stainless steel double door fridge freezer unit.
- Induction hob with 3 or 4 burners.
- Built-in stainless-steel oven.
- Built-in microwave oven in kitchen cabinet
- Stainless steel integrated cooker hood in upper cabinet.
- Stainless steel dishwasher.
- Stainless steel washer dryer.

Living/dining room equipment:

42-inch SMART TV.

Equipment in master bedroom:

32-inch television hanging on the wall opposite the bed.

EQUIPMENT: FURNISHINGS

Outdoor furniture on the terrace:

- Terrace table and 4 chairs.
- 2-seater sofa and coffee table (except in the 1- bedroom flats, where a 70 cm table and 2 chairs will be provided).

Interior furniture in the flats:

- Sofa bed (3-seater sofa, 2-seater bed)
- Living room table
- Sideboard (according to type).
- Dining room table and 6 chairs.
- Double bed, sofa type, headboard and 150 cm mattresses

-2 bedside tables in the main bedroom.

-2 single beds, headboard and 90 cm mattress and 1 bedside table in the second bedroom.

In the main bathroom, illuminated mirror, shower column and hanging cabinet.

For flats with 2 bathrooms: cabinet in second bathroom, shower screen, shelves, mirrors, accessories (hooks, towel rail, toilet brush holder, toilet paper dispenser, waste bin).

-Interior decoration elements, blinds in living room, mirrors and decorative frames.

EQUIPMENT: LIGHTING

- Exterior lighting for terrace and wash place (depending on the type)
- Light in the entrance and in the living room.
- Lamp or similar in the dining room (depending on the type).
- Master bedroom: 2 light fittings and 2 lamps on bedside tables.
- Light fixture in the 2nd bedroom and 1 lamp on the bedside table (depending on the type).
- Light fixture in the bathrooms (depending on the type).
- 2 wall lights or similar in the kitchen (depending on the type).
- Light fixture in the corridor (depending on the type).
- Interior lighting in the wardrobes.

EQUIPMENT: EXTRAS INCLUDED

Living/dining room:

set of cups decorative wooden boxes electric air freshener

Main bedroom:

bed sheet set
decorative box in wardrobe
air freshener
scented sachets for wardrobes
photo frames

Secondary bedroom:

1 bed sheet set
decorative box in wardrobe

air freshener

scented sachets for wardrobes

Main bathroom:

towel set

Secondary bathroom:

towel set

hair dryer

Kitchen:

capsule coffee maker

juicer

mixer

cookware set (4 pieces) and 2 frying pans, crockery, cutlery and glassware for 6 persons

sugar bowl, preserving tins, salt and pepper shakers, oil dispenser, kitchen towels, roll holder...

wall clock in kitchen

Wash place (only in the typologies that have it).

Folding ironing board and iron

Laundry basket

Broom and dustpan

If, at the time of installation, it was not possible to obtain any element described herein, they will be replaced by others with similar characteristics.

YOU COULDN'T ASK FOR ANYTHING BETTER!