

THE SAONA

COLLECTION

BUILDING SPECIFICATIONS

This document provides a brief summary of the materials used in the construction of the house.

The suppliers and products used in the construction provide their own warranties.

Additionally, we offer the possibility of including an annual scheduled inspection of all the house's installations.

Turnkey Delivery

The house is offered fully finished, including kitchen appliances, utility rooms with washing machine and dryer, and fully finished bathrooms equipped with heating, as well as other features detailed below.

Façade and Partitions

- Indoor partitions in dry construction with double panels, thermal and acoustic mineral-wool insulation for partitions adjoining bedrooms, and moisture-resistant boards in bathrooms.
- Suspended ceilings to achieve a clear Indoor height, depending on the room, of 260 / 240 cm, and a 25 cm cavity for routing all building services.

Foundations and Structure

- Foundations with isolated footings, concrete retaining walls in the basement, and a structural frame with bidirectional slabs.

Outdoor Carpentry

- Aluminium Outdoor joinery, 235 cm high, with sliding, casement and tilt-and-turn leaves as per opening size.
- Thermal break profiles by TECHNAL with lacquered finish. External fixed-louver shutters in aluminium profiles in matching colour.
- Insulated glazing with air chamber, CLIMALIT 6/10/4+4. Solar, thermal and acoustic control with black spacer profile.

Thermal and Acoustic Insulation

- Roof thermal insulation: 80 mm extruded polystyrene boards.
- Acoustic insulation in floor slabs provided by the underfloor heating system plus a 5 mm IMPACTODAN-type panel to avoid impact noise on the upper floor.
- Waterproofing of walkable flat roofs using a high-quality PVC membrane system with ten-year warranty.

Indoor Finishes

- Smooth plastic paint on horizontal and vertical surfaces, premium SIKA brand.
- Wall tiles 30 x 90 cm, rectified, SALONI brand.

Indoor Carpentry

- Armoured entrance door with triple security lock.
- 40 mm wooden doors with perimeter sealing gasket and designer handles.
- Wardrobe fronts in varnished natural wood.
- Fitted wardrobes, lined and finished with overhead shelf and metal hanging rail.

Flooring

- Rectified glazed porcelain tiles, 120 x 120 cm, SALONI brand.

Photovoltaic Installation

- VICTRON system with storage batteries.

Telecommunications

- Collective installation for radio and television via satellite and terrestrial broadcast.
- Basic telephone outlets and data network points.
- TV outlets.
- STARLINK Elon musk Satelite and Wifi connectivity

Heating / Cooling

- Underfloor heating system with individual zone thermostat in each room.
- Cooling/heating and domestic hot water production by MITSUBISHI heat pump with energy recovery (produces hot water at no cost).
- Low-profile SABIANA fan-coils for air conditioning with individual room thermostats.
- 150-litre domestic hot water tanks located in the utility room.
- Plant equipment installed on the roof to avoid noise.

Electrical Installation / LED Lighting

- Weatherproof switches in gardens and terraces.
- Recessed downlights in the hall and corridors with low-consumption LED lighting.
- Indoor lighting with low-consumption LEDs.

Plumbing

- Cold and hot water distribution in cross-linked polyethylene pipes by UPONOR, with manifold distribution to each room.
- Sound-insulated PVC sanitary downpipes to reduce noise.
- Pipes with ARMAFLEX thermal insulation to prevent heat losses.

Kitchens

- Upper and lower wooden cabinetry by DOCA. SILESTONE worktop.
- Built-in appliances in stainless steel finish: ceramic hob, column oven, microwave, extractor hood, refrigerator and dishwasher by SIEMENS, installed.
- Under-mount stainless steel sink by TEKA; taps by HANSGROHE.

Utility Room

- Washing machine and dryer by SIEMENS.

Sanitaryware

- Countertop basin by DURAVIT.
- Bathroom and kitchen furniture by MAPINI.
- DURAVIT toilet with bidet shower seat.
- Taps by HANSGROHE at the basin, and concealed thermostatic mixer in bath/shower by HANSGROHE with matching shower head.
- Ultra-flat shower trays by DURAVIT.
- Heated electric towel rail in the bathroom.
- Shower enclosures in tempered glass by DUCHOLUX.

Outdoor Areas

- Deck-type wood finishes, sabina-style ceilings and ceramic floors by SALONI.
- LED garden lighting.
- Landscaping with low-water-consumption species. Automated irrigation system.
- Photovoltaic installation with integrated battery system.

Other

- Security safe in the master bedroom.
- Pre-installation for alarm system by Securitas, Prosegur or similar.