

Fermín Izquierdo – a development comprising 8 flats with storage rooms, a garage and a swimming pool

7 Fermín Izquierdo Street, Tetuán District, Madrid

Specification

External cladding

Main façade in thermal clay with off-white plaster rendering.

Rear façade in thermal clay with an off-white plaster finish.

On both façades, a laminated plaster lining with mineral wool thermal insulation will be fitted on the inside.

The entrance doors (door to the ‘soportal’ and garage door) will be made of aluminium-coloured corrugated or micro-perforated sheet metal, to be specified, fitted to metal frames.

The party walls will be finished with off-white plaster.

The partition between the garage access ramp and the building’s communal areas will consist of a latticework of micro-perforated corrugated or wavy sheet metal in an aluminium colour to be specified, mounted on metal frames.

Roof

The roof will be pitched, with metal sheets—zinc or similar—in a textured anthracite grey colour.

The external air-source heat pump units will be located at the ridge.

Exterior joinery

External aluminium joinery with thermal break, hinged to open inwards, either casement or tilt-and-turn. Lacquered in a textured anthracite grey finish.

Roller shutters made of aluminium, lacquered to match the colour of the joinery, with a concealed external headrail and automatic operation for large openings.

Double glazing with an air gap and laminated glass.

Cortizo, Reynaers or similar brands.

The drip mouldings shall be made of aluminium sheet, in the same colour as the joinery.

Internal partitions

Partitions between dwellings and internal partition walls consisting of self-supporting laminated plasterboard partitions with sound insulation.

Partitions between dwellings and communal areas reinforced with self-supporting laminated plasterboard cladding with acoustic insulation.

Compliant with acoustic requirements in accordance with CTE DB-HR.

Interior joinery

Entrance door to the dwelling: double-skinned, made of galvanised and painted steel, smooth finish, with a polyurethane core, galvanised steel frame and a security lock with three locking points.

Solid wooden hinged interior doors, 4 cm thick, lacquered in off-white with a smooth finish. Fitted with matt steel or chrome-plated fittings.

Perimeter door frames with straight edges, 7 cm wide and 12 mm thick, lacquered in white.

Water-resistant wooden skirting board, lacquered in off-white, 10 cm high with straight edges and a plain design.

Floor-to-ceiling cupboards with lacquered wooden hinged doors, plain design and with a floor-to-ceiling handle. Cupboard interiors in plastic laminate.

Bathroom screens made of toughened safety glass with a sliding or hinged door.

Kitchen unit fronts and cupboards in Touch laminate, either laminated or lacquered in matt green or another colour.

Flooring

Interior flooring in continuous rectified porcelain stoneware tiles with a terrazzo effect, model Micra R-Blanco R10 or similar.

Exterior flooring for dwellings – i.e. penthouse terraces, ground-floor terraces and balconies – made of the same material as the dwellings, with an exterior finish.

Interior communal areas, entrance hall, landings and staircase, in continuous rectified porcelain stoneware tiles with a terrazzo effect, model Micra R-Crema R10 or similar.

Outdoor communal areas, i.e. the portico and entrance hall staircase, to be finished in the same material as the indoor communal areas, with an exterior finish.

The swimming pool area (access and edging) will be finished in light-coloured limestone with a honed finish or similar.

The remainder of the communal courtyard area will be lawn.

The car park level and the basement level housing storage rooms and services will have a polished concrete floor. The vehicle access ramp will be made of trowelled concrete.

Walls

Interior walls of flats will be finished with smooth, washable white emulsion paint.

Bathrooms will be tiled in wet areas, with a mirror and smooth, washable white emulsion paint on the remaining walls.

On the walls of the portico: off-white plaster.

The staircase balustrades will consist of 10 mm diameter round steel bars and handrails made from 30 mm round steel tubing.

Ceilings

Continuous suspended ceiling of laminated plasterboard throughout the interior, finished with smooth plastic paint.

Plumbing and drainage

Combined drainage system with an internal low-flow drainage network and PVC downpipes.

Plumbing system with an internal network of multilayer pipes.

Water supply points on the penthouse terraces and on the ground-floor terrace.

Heating, ventilation and hot water

Individual ventilation per dwelling with humidity-controlled extractor vents.

Individual air-source heat pump heating and cooling system with underfloor heating and cooling distribution throughout the rooms, featuring programmable thermostats in the living room and bedrooms, with units installed on the roof ridge.

DHW via communal aerothermal system with units on the roof and storage in the basement, with a return circuit.

Electricity and telecommunications

Installation in accordance with REBT.

Electrical fittings inside dwellings of the Jung LS 990 type or similar.

Existing terrestrial TV and FM signal reception in the building, with TV/FM connection points in all rooms and bedrooms. Indoor telecommunications installation in accordance with regulations.

Outdoor power socket and light fittings in the communal courtyard and on the ground-floor terrace.

Pre-installation of an electric car charging system in the garage.

Swimming pool

Gresite Piscinas brand mosaic swimming pool, 'Emerald Green Mist' model or similar, gloss finish and dimensions 2.5 x 2.5 cm or similar.

Fittings

Fitted kitchen with AEG or similar brand appliances, including an induction hob, extractor hood, microwave oven, washer-dryer, dishwasher and fridge, all integrated into the units. Worktops in synthetic porcelain stone or similar material.

Bathrooms with Roca sanitaryware or similar. Vanity unit with washbasin and single-lever taps. Shower trays with thermostatic single-lever taps.

The developer (HOUSING DEVELOPMENTS ONE, S.L., registered office at Calle Miguel Ángel, 4, 28010 Madrid, CIF B75598375) reserves the right to amend the layout, specifications, characteristics and plans for technical or legal reasons, or at the discretion of the project management team. The building's detailed design has been drawn up by Mr Juan Ramón López Cabrera, COAM member no. 19,229, Mr Carlos Brage Tuñón, COAM member no. 17,357, and Ms Pilar Bolaños Almeida, COAM member no. 22,058. Full information regarding the construction, development and sale is available to the public at the developer's head office, in accordance with the provisions of the applicable regulations, both national and regional, and specifically Law 2/1999 of 17 March on building quality measures in the Community of Madrid.