



São *Taralpe*

BUILDING
Specifications

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1.EXTERIOR ARCHITECTURE

FOUNDATION



The foundation will be established using a reinforced concrete slab, which will be externally coated with waterproofing. The house foundation will be constructed with a grid framework of reinforced concrete. Thorough supervision will be carried out by an independent technical control organization to ensure the proper completion of the structure.

STRUCTURE AND FACADE



The selected construction method for the houses is Steel Framing, which utilizes cold-formed galvanized steel profiles. This system is known for its flexibility, durability, and energy efficiency. Compared to traditional brick construction, Steel Framing offers several advantages:

1. Architectural design flexibility.
2. Durability, with a minimum 300-year guarantee for the galvanized steel structure, and long lifespan for finishing and insulation materials.
3. Excellent thermal and acoustic insulation, surpassing traditional brick systems.
4. Construction speed, being 40% faster than conventional construction.
5. Increased usable space in homes due to thinner walls.
6. Contribution to sustainability and energy efficiency, with energy savings in both construction and heating/cooling consumption, and the potential to achieve a high energy rating (A or A+).



2.EXTERIOR ARCHITECTURE

ROOFING



The roof will be constructed using the "inverted non-walkable roof" system, consisting of a hot-applied POLYUREA waterproofing, enhanced with XPS thermal insulation, and sloping achieved through mortars protected with a geotextile membrane and gravel finish.

WINDOW CARPENTRY



The window carpentry will be installed in PVC with thermal break, in monoblock format. The windows will be designed with tilt-turn, hinged, or sliding openings, depending on their specific location.

For the glazing of all windows, double clear glass with Argon gas chamber and low emissivity treatment will be used to improve the thermal insulation of the building.

Roller shutters with injected insulation and aluminum slats will be installed in the rooms. The color of the shutters will be determined by the Facultative Management, ensuring the possibility of completely darkening the rooms according to the user's preferences.

The entrance door will be armored, equipped with hinges and a security lock, with lacquered finish on the exterior and lacquered wood paneling on the interior, in line with the passage doors.



3.INTERIOR ARCHITECTURE

PARTITION WALLS



The interior partitions of the house will be constructed using a system of drywall consisting of gypsum boards fixed on both sides of a self-supporting steel framework, with the addition of thermal and acoustic insulation made of mineral wool.

A false ceiling made of gypsum boards will be installed throughout the entire residence, which will be painted with white plastic paint, featuring moisture-resistant treatment in the bathroom and kitchen areas.

In the bathrooms, moisture-resistant gypsum boards will be used in addition to tiling to ensure adequate protection.

The separation between the dwellings will be composed of a structural wall made of Steel Frame, consisting of double partitions with mineral wool acoustic and thermal insulation on both sides.

TILING



Throughout the entire residence, ceramic tile flooring will be installed with matching skirting boards.

Both the main and secondary bathrooms will be tiled with ceramic tiles, applied with waterproof adhesive. The kitchens will be tiled and painted with plastic paint to harmonize with the rest of the house. The area between the lower and upper kitchen cabinets will be tiled with ceramic tiles, while the remaining walls will be painted with smooth plastic paint.

In the other rooms, smooth paint will be applied as the finish.



4.INTERIOR ARCHITECTURE

INTERIOR DOORS



The interior doors will stand out for their high-quality semi-solid construction and lacquered finish, adding an elegant touch to the spaces. The wardrobe fronts will feature a sleek and modern design, lacquered in white, with sliding doors to optimize space, reserving hinged doors only where necessary. Each wardrobe will be equipped with a shelf divider for storage and a hanging rod for clothes, ensuring practical and efficient organization. Additionally, the hardware, handles, and knobs will be made of stainless steel, ensuring durability and resistance, while also adding a contemporary and sophisticated touch to the interior design.

PLUMBING AND SANITATION



The selected pipes will be made of plastic material, leveraging its notable strength, low internal surface roughness, and lower thermal conductivity compared to metals like copper.



Each residence will be equipped with main shut-off valves, as well as independent shut-off valves in critical areas such as kitchens and bathrooms, enabling precise control of water supply in different sections of the house.

Additionally, a water outlet will be installed on the terraces, providing convenience and versatility for various outdoor activities.

The sanitation installation will be carried out using PVC pipes, ensuring exceptional durability. Both the drains and downspouts will be soundproofed, guaranteeing a quiet environment free from disturbances related to the sanitation system's noise.



5.INTERIOR ARCHITECTURE

MAIN BATHROOM



In the main bathroom, high-quality designer sanitary fixtures made of vitrified porcelain in an elegant white color will be installed. These will include dual flush toilets to promote water savings. The basin will feature a modern countertop and an innovatively designed chrome-plated siphon. The faucet, from the prestigious Grohe brand, will be single-lever and equipped with a water-saving system. The tiling in the bathroom will be done with premium-quality ceramic tiles, offering a variety of shades to choose from according to the client's preferences.

SECONDARY BATHROOM



In the powder room and secondary bathroom, the same standard of quality and design will be followed. High-quality sanitary fixtures made of vitrified porcelain in white color will be installed, including dual flush toilets for efficient water usage. The basin will be mounted on a countertop with an innovatively designed chrome-plated siphon. The single-lever faucet, also from Grohe, will feature a water-saving system at the basin. The tiling, done with premium-quality ceramic tiles, will offer a range of shades to complement the chosen style for the development.



6.INSTALLATIONS

HEATING, AIR CONDITIONING AND HOT WATER



An individual system for the production of domestic hot water (DHW) will be implemented using solar panels and a water heater.

Additionally, a pre-installation will be carried out in all rooms to facilitate the future installation of split-type air conditioning systems by the buyer.

VENTILATION



The integrated controlled ventilation system in each residence provides constant air renewal without the need to open windows. This system ensures a significant improvement in air quality by filtering outdoor air, removing dust particles and contaminants, thereby contributing to a healthier environment and reducing the risk of allergies and illnesses.

Balanced air movement prevents condensation and moisture buildup, consequently increasing energy efficiency and providing a sense of comfort in the home.

The controlled ventilation system operates by extracting stale air from damp areas and introducing fresh air into dry areas, creating a continuous circulation that benefits all rooms in the residence.



6.INSTALLATIONS

ELECTRICAL INSTALLATION



The electrical installation will be carried out comprehensively, ensuring a maximum basic power of 9.2 kW in accordance with regulations and the Low Voltage Electrotechnical Regulation (REBT) R842/2002, tailored to the specific requirements of the customer.

Eunea brand mechanisms, unique model or similar, in an elegant white color will be used.

Multiple light points, electrical outlets, network connections, and television sockets will be provided on the terraces, offering a versatile and comfortable environment for outdoor activities.

A pre-installation for electric vehicle charging will be implemented, offering an innovative and sustainable solution for future mobility needs.



8.OUTDOOR AREAS

EXTERIORS AND GARAGE DOORS



The rear gardens will be delivered in their natural state, without landscaping or leveling.

In the exterior garden, a drainage manhole will be provided for future connection by the buyer for irrigation systems.

The boundaries between the neighboring rear gardens will feature a concrete wall base.

The enclosures in the rear gardens that border the exterior will consist of concrete walls and metal fencing.

Similarly, the boundaries between the main porches will be defined by concrete walls in the embankments and metal fencing.

GARAJE



The parking area and the paved zone leading to the house will be covered with stamped concrete, providing a durable and aesthetically pleasing surface.

Water outlets will be installed in the garage area.

The vehicle access gate will be sliding and manually operated.

Furthermore, the garages will have an electrical pre-installation designed for electric vehicle charging, intended for potential installation of power outlets by the owner in the future.



9.ENERGY RATING



The home is designed to achieve an energy efficiency rating of type A, representing the highest standard of energy efficiency. To achieve this, special attention is paid to the insulating capacity of all elements in contact with the exterior, such as the facade and the roof. Similarly, focus is placed on the thermal and acoustic insulation of interior chambers and partitions, significantly contributing to the comfort and well-being of residents.

Emphasis is placed on the use of reinforced thermal insulation glass, which helps reduce thermal transmission from the exterior to the interior of the home. This measure not only improves the thermal comfort of interior spaces but also reduces energy losses, resulting in significant long-term economic savings. In other words, this approach promotes not only the well-being of occupants but also the sustainability and energy efficiency of the home.



A



10.INSURANCE AND QUALITY CONTROLS



In compliance with current regulations, we commit to contracting a ten-year warranty policy with a prestigious insurance company, which will cover the stability and solidity of the constructed homes. Additionally, we will have continuous supervision from a Technical Control Organization, responsible for ensuring compliance with quality standards at all stages of construction.

To ensure excellence in building construction, we will conduct rigorous quality controls of the materials used and exhaustive tests of the installations. These controls will be carried out throughout the construction process and will be performed by an appropriately accredited independent laboratory. In this way, we guarantee that every aspect of the project meets the highest standards of quality and safety.



11. PERSONALIZATION



The developer offers various pre-defined home layouts for buyers to choose the one that best suits their needs.

Additionally, there is the option to customize the kitchen layout, whether it be open or closed, and even add an industrial-style enclosure, in accordance with the provided alternatives.

Regarding the interior aesthetics, options are provided for paint colors, tiling, and flooring, as well as for interior carpentry, which can be either plain white or with sparrow's beak detailing.

The development offers the opportunity to define the home's style at no additional cost, allowing buyers to choose from several customization options. For a wide range of additional options, a Personalization Dossier detailing possibilities with extra costs is available.

It is important to note that these customizations are subject to confirmation by the Technical Direction of the cooperative, and must be requested with sufficient advance notice and subject to the availability of the construction company for their execution. Some options may be added or removed during the process, as allowed by the progress of the work.

