ARGIS living

ARGIS
NUEVO NORTE

SPECIFICATION DOCUMENT

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1. STRUCTURE AND FOUNDATIONS

FOUNDATIONS

Existing foundations, adapted to the structural requirements of the project.

RETAINING STRUCTURES

Existing retaining structures comprising diaphragm walls and double-sided concrete walls.

STRUCTURE

Reinforced concrete load-bearing structure, designed in accordance with project specifications and the CTE.

2. FACADES AND ROOFS

FACADES

Facades comprising a combination of composite panels and an external thermal insulation system of the SATE type, in accordance with the solution defined in the project, with this external face completed by half-foot-thick masonry, plus a cladding thermal and acoustic insulation.

ROOFS

Non-accessible inverted flat roof, finished with gravel. Accessible inverted flat roof, finished with stoneware tiling, according to the areas specified in the project.

03. EXTERIOR JOINERY AND METALWORK

EXTERIOR JOINERY
PVC exterior joinery, with casement windows in accordance with project specifications, featuring double glazing and shutters on the joinery items specified in the project.

ENTRANCE DOORS TO THE PROPERTY
Reinforced entrance door with a 'block' system, fitted with a peephole.

EXTERIOR METALWORK
Metal fencing around the plot comprising vertical bars.

04. INTERIOR PARTITIONS AND INSULATION

PLASTERING
Interior partitions constructed using laminated plasterboard with built-in insulation, and in damp areaS with water-repellent board. Partition between dwellings using plasterboard partitions tion with 5 panels and thermal and acoustic insulation on each side of the dwelling.

THERMAL AND ACOUSTIC INSULATION
Thermal and acoustic insulation using mineral wool, in accordance with the systems specified in the project.

INTERIOR JOINERY
Interior doors made of MDF with a white melamine finish. Built-in wardrobes in textile melamine with a storage shelf and hanging rail.

5. BATHROOMS

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Bathrooms with shower screens included.

6. CEILINGS

PROPERTIES
Suspended ceilings in accordance with the project design, suitable for the integration of services. All rooms in the properties have suspended ceilings made of laminated plasterboard, and the drying rails are fitted with aluminium slats, in accordance with the project specifications.

7. FLOORING AND WALL TILES

INTERIOR FLOORING (HOMES)
Floating laminate flooring with skirting boards in all interior rooms, except bathrooms, which have porcelain stoneware flooring.

FLOORING IN COMMON AREAS
Non-slip porcelain stoneware flooring in outdoor areas and concrete paving slabs, as specified for the areas in the project.

WALL AND FLOOR TILING (HORIZONTAL AND VERTICAL)
General finish with smooth paint. Stoneware tiling in bathrooms. In kitchens, the finish is and panelling between wall and base units with except for patinillo mounds.

8. INSTALLATIONS

PLUMBING

Plumbing installation using cross-linked polyethylene pipework inside the dwellings. The system comprises pressure booster units and storage tanks.

HEATING AND HOT WATER

Highly energy-efficient ducted air-conditioning system, using VRF (Variable Refrigerant Volume) technology

Domestic Hot Water (DHW) production via a centralised aerothermal system.

ELECTRICITY AND TELECOMMUNICATIONS

- Basic-level electrification of dwellings.
- Installation of a video door entry system.
- Photovoltaic installation in accordance with Basic Document HE5, fitted on the roof of the building.
- Charging point for electric vehicles in accordance with current regulations.

LIGHTING

Complete interior lighting using LED wall lights and/or downlights throughout the property.

09. COMMON AREAS AND SUSTAINABILITY

LIFT

Each circulation core on above-ground floors will have three lifts, one of which is a stretcher lift with a capacity for 12 people, designed to facilitate removals and accessibility.

DEVELOPMENT AND LANDSCAPING

Communal areas comprising a playground, a gym, an indoor swimming pool, a communal kitchen-dining area and a rooftop terrace. The site is enclosed.

SUSTAINABILITY

The building holds a BREEAM 'Very Good' certification and complies with the European Taxonomy.

10. KITCHENS

KITCHENS

Kitchens fitted in accordance with the design, with quartz worktops or similar material and a sink, fully equipped with a fridge, washer-dryer, dishwasher, oven, microwave, hob and extractor hood.

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