



ANYOS RESIDENTIAL HEIGHTS
QUALITY REPORT
ANYÒS, LA MASSANA, ANDORRA



Quality Report

EXTERIOR

KHANVIAN®, A REVOLUTIONARY CONSTRUCTION SYSTEM

which allows the entire construction process to be industrialized, but without conditioning the architectural designs of the building itself.

HANVIAN® is a comprehensive system for the construction of buildings and homes that allows you to save time and drastically increase the quality of the product through the use of industrialized elements that are easy to assemble.

Foundation, structural, facade closing, floor, interior partitions, false ceilings, stairs... Practically all the elements leave the factory with their corresponding finishes, carpentry, insulation, installations and mechanisms already integrated and perfectly reviewed by a team of architects and engineers. In this way, we reduce to the maximum all the tasks that will be carried out at the final location, avoiding unforeseen events and guaranteeing total control.

THE EXTERIORS: BUILDING SKIN

The building skin of the Khanvian® system is composed of several industrialized elements. The main pieces are combined with each other to define the image of the building, while also forming the structure and the enclosure. We divide it into two groups:

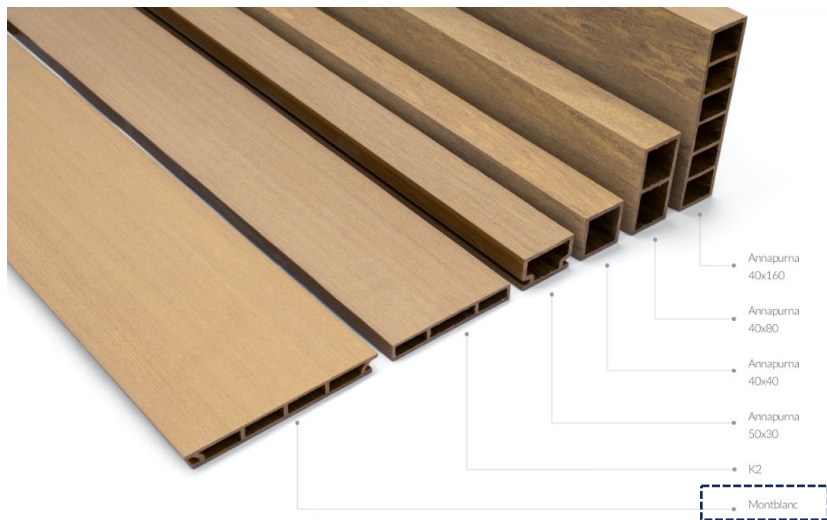
WALLS:

1. PV: Vertical load-bearing walls of prefabricated reinforced concrete, which fit into the semi-prefabricated foundations.
2. PH: Horizontal enclosure walls of prefabricated reinforced concrete.
3. TD: Industrialized extrados panels; a steel frame, XPS, PUR insulation and high-density gypsum cardboard boards.

FLOORS:

4. Lightened floor pieces, made of prestressed concrete.
5. Stair slabs.





FACADES

The concrete panel is the vertical element of the structure that is visible from the outside of the house. The facade is made up of a 16 cm thick structural concrete wall and TD elements (PUR sponge that acts as a vapor barrier, extruded polystyrene insulation (XPS) and finished with high-density gypsum boards). These panels come with all the planned installations and assembled from our factory.

The construction of the facades with reinforced concrete panels provides high thermal inertia to the house. This property has the following benefits:

1. Energy savings: reduction in heating and cooling consumption (annual savings of 8kwh/m2, according to an Intemac study).
2. Reduction in the investment cost of heating, ventilation and cooling systems.
3. More comfortable homes because variations in the interior temperature are minimized and the effect of maximum and minimum temperatures outside is attenuated.
4. Helps reduce greenhouse gas emissions due to low energy consumption.
5. Very good tightness due to the high compactness of the concrete of the prefabricated panels.
6. Superior acoustic insulation, due to the mass of the concrete panels.

INTERIOR FINISH

The facade will be clad on the outside following the composition of the project with the combination of the following materials:

- Cladding with natural stone model Sylvestre from STONEPANEL.
- Plates with a natural wood base model MONT BLANC with VERTICAL system from TARIMATEC or equivalent. The balconies will be clad on the lower part with the same finish.
- Aluminum plating of the same RAL and finish as the exterior carpentry to generate frames according to the project. rolling and motorized, with remote control.

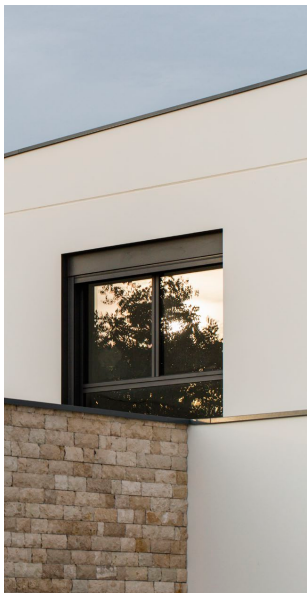
COVER

The roofs are planned, according to the project:

- The main roof is planned to be inclined with a slope of 30%, finished with smooth rectangular slate tiles.
- Flat artificial grass terraces to form gardens above the garage area.
- Flat walkable terraces, formed with non-slip exterior stoneware tiles in 60x120cm format, from the AZUVI brand.

The chimneys will be made of black lacquered sheet metal.

CARPENTRY



Color fusteria



Negro intenso texturizado
Ref. T9005.370

Maneta finestres



Disponible en color
negre.

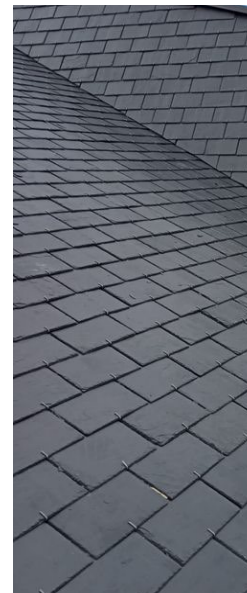
Tirador portes corrediss



Disponible en col
negre.



Disponible en co
negre.



CARPENTRY

The joinery will be made of lacquered aluminum with thermal break of the TECHNAL brand.

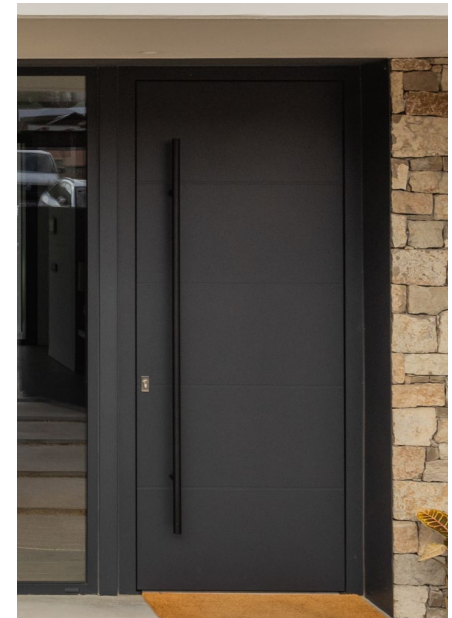
- Triple insulating glass in windows.
- Insulating glass with laminated safety glass, both interior and exterior, in balcony doors and in fixed leaves that act as a railing.
- The chamber of all the glass incorporates argon gas, improving the thermal insulation of the glass.
- All the glass is low-emissivity. Avoiding energy loss through the glass.
- Opening type according to the project, incorporating tilt-and-turn operation in those joinery that the project details.
- The handles of windows and balcony doors are black.
- The water breaks in the windows are made of lacquered aluminum sheet in the same RAL color as the joinery.
- The water breaks in the balcony doors, where necessary, will be ceramic.
- The exterior carpentry is planned with motorized roller shutters with aluminum slats.

MAIN DOOR AND RAILINGS

The entrance door to the homes will be:

- Aluminum both on the outside and inside, of the TECHNAL brand, smooth finish of the same color and texture as the rest of the exterior carpentry.
- 5-point security lock.
- Round vertical handle finished in black.

The exterior railings will be of glass without uprights of the TECHNAL brand.





Sectional garage doors made up of panels that are raised by means of lateral guides, so they do not occupy an interior surface or require large lateral spaces, nor do they invade the exterior driveway.

-
- Same RAL as the rest of the exterior carpentry.
- Smooth and silent operation, offering great advantages in terms of insulation, ease of use and safety. They are made with 40mm thick anti-pinch panels, which are made up of two galvanized steel sheets, lacquered and filled with polyurethane.
- High resistance to oxidation and impacts.
- They include the control panel, the receiver and a transmitter.
- They include ventilation grilles.

INTERIORS: INTERIOR PARTITIONS AND CEILINGS

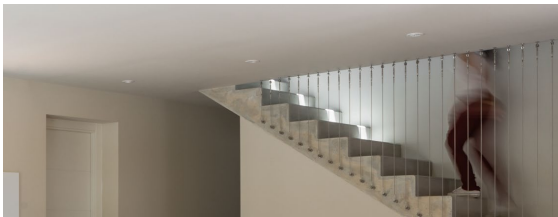
The interior partitions (EN) are made up of a steel structure, XPS insulation and high-density plasterboard panels. Like the TDs, the installations are already programmed and assembled in the factory.

All the plasterboard panels in the building are water-repellent, fire-resistant and have acoustic insulation capacity. In this way, all the ENs can be located anywhere in the building and fulfill any function, whether in bathrooms, kitchens or near a fireplace.

The construction of technical partitions for the passage of installations is planned. These are dimensioned in the executive project phase and may affect the interior usable surfaces.

The flat ceiling is made up of two elements:

1. IS: Ceiling installations made up of a steel structure fixed to the floor and all the necessary installations of the building. Everything is already assembled and transported from the factory.
2. FS: False ceiling that forms the interior finish of the ceiling. Made up of high-density gypsum cardboard panels, XPS insulation and all the necessary installations.



COATINGS

Garages:

Vertical walls of exposed concrete structure, finished painted directly on the concrete with smooth plastic paint with two coats of finish, white. Horizontal wall with flat ceiling formed by a false plasterboard ceiling, painted white like the walls.

Living areas:

Vertical walls according to the type of partition required by the project, finished painted with smooth plastic with two coats. Color to be chosen according to the RAL chart. Horizontal wall with flat ceiling formed by a false plasterboard ceiling, painted white or the same color as the walls.

Living room, kitchen and suite ceiling:

False ceiling finished with MOSAVIT wood imitation slats.

Decorative coverings:

Laquered panels with Grafito gray color.

Suite wall covering finished with MOSAVIT wood imitation slats.



INTERIOR CARPENTRY

Interior doors of the house measuring 0.90 x 2.20m or 2.03m high, with the following composition:

- Plain door lacquered in Graphite grey.
- Hinged or sliding doors as indicated in the project.
- Flat mats.
- Black JANDEL handles.

The interior doors for access to the house through the garages will be RF (Fire Resistant) with the same finish as the rest of the interior doors.

The doors found inside the garages, technical rooms as well as access to common stairs will be painted metal RF.





STAIRS AND RAILINGS

Escales interiors habitatges:

- Escala metàl·lica amb forma lateral ZIGA-ZIGA amb folrat de petja de graons amb el mateix paviment interior seleccionat.
- Baranes formades per tubulars metàl·lics de diàmetre 2cm.

Escales interiors d'aparcament a planta habitatge o gimnàs:

- Escala vista de formigó.
- Tancament d'escala amb cartró-guix amb barana formada per un passamà metàl·lic

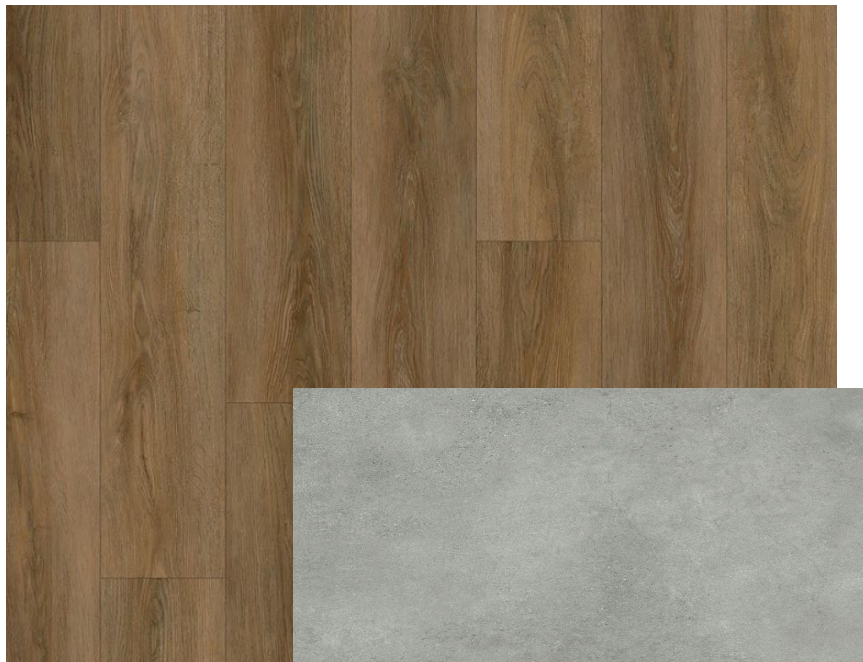
PAVEMENT

The interior flooring is planned to be:

- Garages and storage rooms: concrete flooring with a two-component epoxy resin finish
- Living rooms, including kitchen and bathrooms: vinyl parquet flooring, 228x1520mm planks, from the TARKETT brand.
- Shower room and bathroom suite: large-format ceramic flooring, 120x120cm, non-slip, from the TAU ceramic brand.
- Main entrance: large-format ceramic flooring, 120x120cm, non-slip, from the TAU ceramic brand.

The perimeter skirting board is planned to be 8 cm high lacquered laminate in Graphite Grey.

The interior cladding is planned to be the same for all bathrooms, large-format ceramic flooring of 60x120cm, from the TAU ceramic brand.



INTERIORS: COURTESY BATHROOM

Sanitary ware from the NOKEN brand by PORCELANOSA:

- Wall-hung toilet with concealed cistern, OVAL push button in black.
- Double flush cistern to save water consumption.
- Lid with automatic closing.

AFFINI BATH washbasin cabinet:

- 1.10m wide cabinet consisting of a 30cm high drawer. Furniture finish with NEGRO ANTI-FINGERTIPS, top with laminated wood.
- Ceramic washbasin on cabinet, matte black finish.
- Square decorative mirror 1.10m wide and 1.10m high.

Single-lever taps, black finish from the AQG brand.

Bathroom accessories from the COSMIC brand, black finish: roll holder, towel rack and a broom.

INTERIORS: FIRST FLOOR BATHROOMS

Sanitary ware from the NOKEN brand by PORCELANOSA:

- Wall-hung toilet with concealed cistern, OVAL push button in black.
- Double flush cistern to save water consumption.
- Lid with automatic closing.

MAPPINI brand bathroom furniture:

- Bathroom furniture 01: 1.50m wide consisting of two horizontal drawers 30cm high.
- Bathroom furniture 02: 1.35m wide consisting of two horizontal drawers 30cm high.
- Bathroom furniture 03: 0.60m wide consisting of two vertical drawers 25cm high.
- Furniture finish with TORTORA lacquer.
- Integrated washbasin with the matte white resin furniture.
- Decorative mirror 0.70m high and width depending on the furniture.

Single-lever faucets, finished in black by TREEMME.

Resin shower trays, by AQUABELLA, finished in LAVA, flush with the floor level and shaped according to the architectural plan. Thermostatic column by TREEMME, with round sprayer 30 cm in diameter, round shower head finished in black. Screens by DEYBAN, black profiles.



INTERIORS: BATHROOM SUITE

Sanitary ware from the NOKEN brand by PORCELANOSA:

- Wall-hung toilet with concealed cistern, OVAL push button in black.
- Double flush cistern to save water consumption.
- Lid with automatic closing.
- Wall-hung bidet from the same series and finish as the toilet. Single-lever taps, black finish from the AQQ brand.

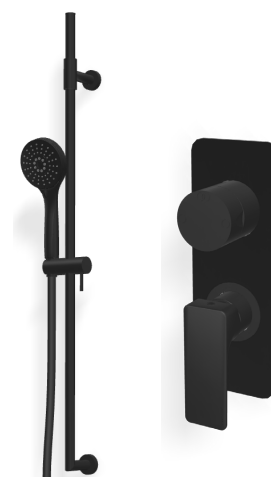
AFFINI BATH washbasin cabinet:

- 1.60m wide cabinet consisting of two horizontal drawers 30cm high. Furniture finish with NEGRO ANTIHUELLA, top with laminated wood.
- Shelves in the toilet area with BROWN CUNEO OAK (5 units)
- Ceramic washbasin on cabinet, matte black finish. (2 units)
- Oval decorative mirror 50cm wide and 1.00m high. AXIS model (2 units)

INTERIORS: KITCHEN

The kitchens are from BAUFORMAT, a German manufacturer. They include:

- 3 high modules of 60cm to integrate a combi-type refrigerator, a column oven and microwave, a pantry cabinet with internal shelves.
- 4 low modules; 2 of 60cm for a dishwasher and drawers, 1 of 40cm with a door-type opening and internal shelf, 1 of 90cm consisting of drawers.
- Tall cabinets formed by doors that can be opened at two levels. 5 upper doors of 0.50m wide and 60cm deep to create a frame for the kitchen furniture, and 5 lower doors of 50cm wide and 30cm deep. The hood will be integrated into two of these modules.
- Island furniture formed by 3 modules with three drawers, 2 of 60cm and a central one of 90cm.





The selected finishes are:

- Laminated wood combining natural and matte black finishes.
- BLUM guides with soft-close.
- Integrated throat-type handle with black finish.
- Franke brand resin sink.
- Franke brand removable single-lever faucet, Negro Industrial finish.
- Kitchen accessories:
- Cutlery for 60cm drawer (2 units), cooking zone side.
- Recycling bins for 90cm drawer (under sink).

Countertop and front with porcelain, ASCALE brand.

4cm simulated countertop thickness, with island sides with porcelain to the floor.

COATINGS AND FINISHES

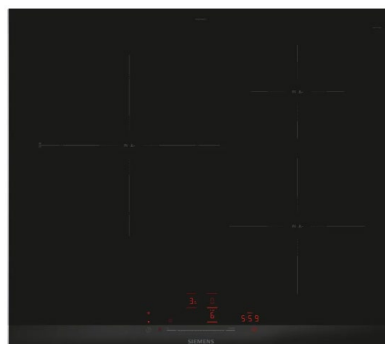
The appliances included, from SIEMENS and FRECAN, are:

- 1000mm Hit model integrated hood without extraction outlet, with Freca-nAIR PLASMA purifying filter.
- Induction hob with ref. EH677HCC1E from SIEMENS.
- Oven and microwave with ref. HB734G1B1 and BF722R1B1 respectively, from SIEMENS.
- Integrated combi-type refrigerator ref. KI86NHFE0 from SIEMENS.
- Integrated dishwasher ref. SX63H800BE from SIEMENS.
- Pre-installations for washing machine and dryer in the laundry area.



Microones
BF722R1B1

Forn
HB734G1B1



Placa
SPure de 58x51,5

Campana
Hit Negra



FACILITIES: AIR CONDITIONING AND PLUMBING

High-efficiency heat pumps (aerothermal) from the manufacturer PANASONIC with:

Underfloor heating from the manufacturer PRESSMAN installed with a self-fixing system.

The number of units and location will be defined in the installation plan of the executive project and will be carried out in compliance with the technical building code CTE and LITECC of the energy regulation in the building.

A climate control thermostat per room is included.

Plumbing installation in compliance with the technical building code (CTE) and the regulation of thermal installations in buildings (RITE) and LITECC and the energy regulation in the building:

The production of sanitary hot water (ACS) will be carried out with a high-efficiency aerothermal heat pump, electrically driven.

Independent tank with a capacity of 500L.

Inertia tank in parallel and hydraulic separator are contemplated.



SCHNEIDER
D Life
Antracita



ELECTRICAL INSTALLATION AND COMMUNICATIONS

The interior electrical installation will be carried out in compliance with the low voltage electrotechnical regulation (REBT).

The light points, switches and sockets will be governed by the electrical installation plan reviewed during the definition of the executive project.

SCHNEIDER D Life model mechanisms.

The installation of LED portholes, OPPLÉ model finished in black, is planned in distributors, bedrooms and bathrooms, with the number of units and arrangement according to project plans.

- In the living room, kitchen and suite room area, where we have a decorative ceiling, TRAM ENCASTRAR 5 type spotlights from BENEITO FAURE will be integrated.
- On the stairs, indirect light with a design wall sconce, LUK model from BENEITO FAURE.
- In the technical premises and secondary rooms, LED downlights.
- In the garages and gym area, LED strips according to project plans.
- A USB connection mechanism is included in the bedroom bedside tables and 1 unit in the kitchen area.

Installation in compliance with ICT criteria (Common Infrastructure of Facilities).

- In all bedrooms and living room: installation of RTV sockets and a radial telephone network and integrated services.
- Installation of automatic video intercom with 1 screen.



Aerotèrmia PANASONIC Aquarea T-CAP AllinOne



VENTILATION

Ventilation installation with heat recovery. This type of ventilation guarantees the supply of clean and filtered air in the main rooms of the house, such as the dining room and bedrooms, and the extraction of air in wet rooms such as the kitchen and bathrooms. Ventilation is also included in the gym areas of each house.

This system is based on the thermal exchange of the two flows, which allows clean and filtered air to be introduced into the house at a temperature very similar to that of the interior, thus reducing energy consumption; both in heating and cooling.

SOLER and PALAU system or equivalent with a flow rate of 350m³/h with a maximum of 600m³/h at 200Pa of static pressure.

HOME AUTOMATION

ALFRED SMART home automation system, which includes:

Solar management:

Blind control. It will allow you to control all the motorized blinds in the home.

Climate management:

Allows you to regulate the temperature of the home through the thermostat.

The response to temperature changes will depend mainly on the transmitter system.

Access management:

Access control of the main entrance door and the vehicle passage door.



ELEVATORS

Diseño estructural, suministro e instalación de ascensores según proyecto aportado por la propiedad:

Ascensor viviendas del 01 al 07

Ascensor con tamaños de cabina mínimos de 140*110cm (adaptado según reglamento accesibilidad), y velocidad de 1 m/s. con paso libre de puerta de 80x200 cm.

Puertas telescópicas 2 hojas acabado inox antivandálico interior y exterior, 4 paradas con abertura en la misma cara de servicio, recorrido 9,30 m.

Ascensor viviendas del 08 al 10

Ascensor con tamaños de cabina mínimos de 140*110cm (adaptado según reglamento accesibilidad), y velocidad de 1 m/s. con paso libre de puerta de 80x200 cm.

Puertas telescópicas 2 hojas acabado inox antivandálico interior y exterior, 5 paradas con abertura en la misma cara de servicio, recorrido 13,30 m.

Marcas del ascensor: OTIS u ORONA.

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