

Memorandum of Qualities

FAÇADE

The building's facade consists of a vertical band and a continuous background made of prefabricated panels that define the building's volume. These panels are made of a highly resistant material that requires very little maintenance.

The construction of the facade will guarantee a thermal transmission coefficient of 0.185 W/m²K.

Fire resistance is guaranteed by the manufacturers and meets the requirements of current regulations.

As for the houses, they open onto the exterior facades, thus capturing views and sunlight, but some parts of the house overlook a large light well, from which they benefit from good lighting.

The blank walls are decorated with horizontal bands of dark gray or a similar shade, and each room has windows facing the outside. The living rooms and bedrooms, on both the front and rear facades, feature large sliding glass doors. All these openings are set back from the facade, in accordance with the wall thickness, and are thus protected from the elements.

In addition to the exterior cladding, the façade will consist of a ventilated ceramic or similar material façade incorporating an air gap with thermal and acoustic insulation, thus ensuring excellent comfort and substantial energy savings. The interior finishes are made of plasterboard covered with two coats of paint.



PARTITIONS AND INSULATION

Regarding the partitions between the rooms in each apartment, we opted for a plasterboard system rather than traditional masonry. To achieve the required thermal and acoustic performance, we installed two layers of plasterboard on each side of the internal load-bearing metal structure, creating an intermediate air gap that houses the acoustic insulation and technical ducts.

The separation between the apartments is ensured by ceramic partitions faced with plasterboard on both sides, creating a barrier that guarantees maximum sound insulation from the neighbors. The separation between the apartments and the common areas is achieved by brick masonry covered with plaster on the common area side and by plasterboard cladding on a metal frame, with insulation, on the interior side of the apartments.

This drywall system is very practical because it eliminates the need for chases and acoustic bridges by running cables and service ducts between the walls. The walls have a neater finish, allowing for a uniform paint application.

INTERIOR FINISHES

Hallways, living rooms, bedrooms and corridors

The flooring will be Eureka brand laminate flooring, class AC6 and 12 mm thick, with a white lacquered baseboard or similar.

The walls will be covered with a smooth plastic paint, the color of which will be chosen by the owner. A plasterboard false ceiling, also covered with smooth plastic paint, will be installed. The bedrooms and hallways will be fitted with built-in closets in white lacquered wood.

All doors, hinged and sliding, will be lacquered in white, with the exception of the glass doors which will benefit from a translucent treatment, at the request of the owner.

Bathrooms, toilets and shower rooms

The walls and floors of the main and secondary bathrooms will be covered with Keraben brand porcelain stoneware or a similar material.

Single-lever mixer taps, equipped with water and energy saving systems, will be installed. The sanitary fixtures will be Laufen brand, "Pro" model, wall-hung (ref. 820965) or equivalent.

All bathrooms will be equipped with a Syan brand shower tray, the dimensions and color of which will be defined according to the bathroom.

All bathrooms will be equipped with glass shower enclosures. They will both have thermostatic taps.

The bathroom furniture will be from the Laufen brand, from the "PRO S 800" series or similar, with 1 or 2 drawers:

The bathroom accessories will be from the Roca brand, from the "Nuova" series or similar.

The mirror installed will vary depending on the dimensions of each bathroom.

False ceilings made of moisture-resistant laminated plasterboard covered with plastic paint will be installed.

Cuisines

The kitchens will be clad in porcelain stoneware with the same characteristics as the bathrooms, while the rest of the walls will be covered with a double layer of white plastic paint.

The false ceiling will also be made of moisture-resistant laminated plasterboard, with a smooth plastic paint finish.



They will be delivered fully furnished, with a modern design including multi-level storage. The wall units will incorporate LED strips for optimal workspace lighting. The fronts and worktops will be finished in Dekton or a similar material. The kitchens will include the following equipment: - - - - - Induction hob, pyrolytic oven, microwave, extractor hood, stainless steel sink with mixer taps.

interior carpentry

The front door of the house will be reinforced with a white lacquered finish on the inside and black on the outside. It will be fitted with a peephole. The interior doors will be made of solid white lacquered MDF, giving the house an elegant and original look. They will generally be hinged, except in cases where sliding doors are recommended for greater convenience. The cabinets will have doors, thus optimizing space, and will feature a white lacquered finish. The interior will be lined with melamine and will include a hanging rail and a door knocker.

EXTERIOR JOINERY

For the windows, we opted for PVC frames with thermal breaks, which effectively prevent heat transfer. All windows, on both the front and rear facades, will be tilt-and-turn.



For optimal soundproofing against street noise, all windows will be fitted with triple glazing with an air gap, thus improving thermal insulation. Motorized, thermally insulated aluminum roller blinds will be installed in the bedrooms, living room, and kitchen.

INSTALLATIONS

In terms of installations, we also offer solutions that will bring a high level of quality to your home and improve its comfort.

One of the notable features is the installation of the new district heating network in the parish of Andorra la Vella, supplied by Fedá. This system involves distributing high-temperature hot water directly into the water supply network of the buildings. This heat is used, thanks to the building's own facilities, to provide heating and hot water in the apartments.

Thus, the energy solution adopted respects the environment, since Fedá produces heat in this network in a sustainable way.

Air Conditioning

Each apartment will be fully equipped with underfloor heating. This heating will be more concentrated in areas where heat loss is expected.

Each unit will be equipped with a programmable thermostat in the living room.

Plumbing and sanitation

The individual plumbing distribution will be carried out using polypropylene pipes. The installation includes water connections for each sanitary fixture in the bathrooms and washbasins, dishwashers and washing machines, as well as for the laundry areas. The houses will be equipped with a main shut-off valve and separate shut-off valves for each sanitary appliance.



Le système d'assainissement sera en PVC et, afin d'atténuer les bruits désagréables et inconfortables pouvant provenir des descentes de gouttière, celles-ci seront insonorisées, avec des traitements au niveau des joints et des passages de plancher pour minimiser la transmission du bruit.

eau chaude sanitaire

L'immeuble est équipé d'un système de production d'eau chaude sanitaire (ECS) alimentant les toilettes, les douches et les cuisines. L'échangeur de chaleur du .réseau de chauffage urbain assure la production d'ECS dans tous les appartements Les maisons seront équipées d'une vanne d'arrêt principale et de vannes d'arrêt séparées pour chaque appareil sanitaire.

installation électrique

Toutes les maisons seront équipées de spots encastrés à LED dans le hall d'entrée, le couloir, la salle de bain et la cuisine.
Concernant le salon et les chambres, un point lumineux est préinstallé dans chaque pièce en vue de la pose future du luminaire (les dressings des suites comprendront un éclairage encastré).

Télécommunications

Toutes les chambres, les salons et les cuisines seront équipés de prises télévision, téléphone, internet et fibre optique.

système d'interphone vidéo

Sur le plancher d'accès et à côté de la porte d'entrée principale, un panneau extérieur sera installé, encastré dans le fond vidéo, équipé de boutons-poussoirs, d'une caméra couleur et d'un système de micro-haut-parleurs pour les conversations et l'identification.

COMMON AREAS

The common areas are subject to special maintenance, as described below:

Portal, staircase and common passages

The front door must be made of reinforced metal, wood and glass, or similar material.

The cold-weather entrance hall will feature simple black mailboxes for groups of five apartments. Apartment entrance mats will be integrated into the flooring. The walls of the halls and landings will be painted in a color to be determined. A vertical stripe pattern has been designed to mark apartment entrance doors, fire escapes, elevators, as well as the mailbox and entrance hall.

The entrance halls and landings will both be fitted with a false ceiling made of laminated plasterboard covered with plastic paint.

The light fixtures will be recessed, except in the main halls, where they will be placed in accordance with the overall design.

The lighting will be activated by presence detectors and will be differentiated by zones and floors, in order to achieve energy savings.

The elevators, providing access to all residential floors from the parking garage, will be equipped with automatic stainless steel doors and an alarm system. Their dimensions will comply with accessibility standards.

A video surveillance system will be installed to link the apartments to the building entrance.

As for the stairs, they will be covered with the same material as the rest of the common areas. A baseboard will be installed to facilitate cleaning.

The side walls will be covered with plasterboard, with two coats of plastic paint in a color yet to be determined. The floor number of the user will be displayed on the wall.

Parking souterrain

The underground parking lot will have a total of 60 spaces, in addition to

60 storage units. From the underground parking garage, pedestrians can access their apartments directly or step outside. The parking garage includes a central vertical circulation core; the elevator and staircase serve the entire building.

The access gate will be motorized and remote-controlled, and equipped with an anti-crushing device. Exit will be controlled by a safety sensor, without remote activation. A traffic light system will also be installed to facilitate entry and exit.

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