RS THOMAS

REAL ESTATE

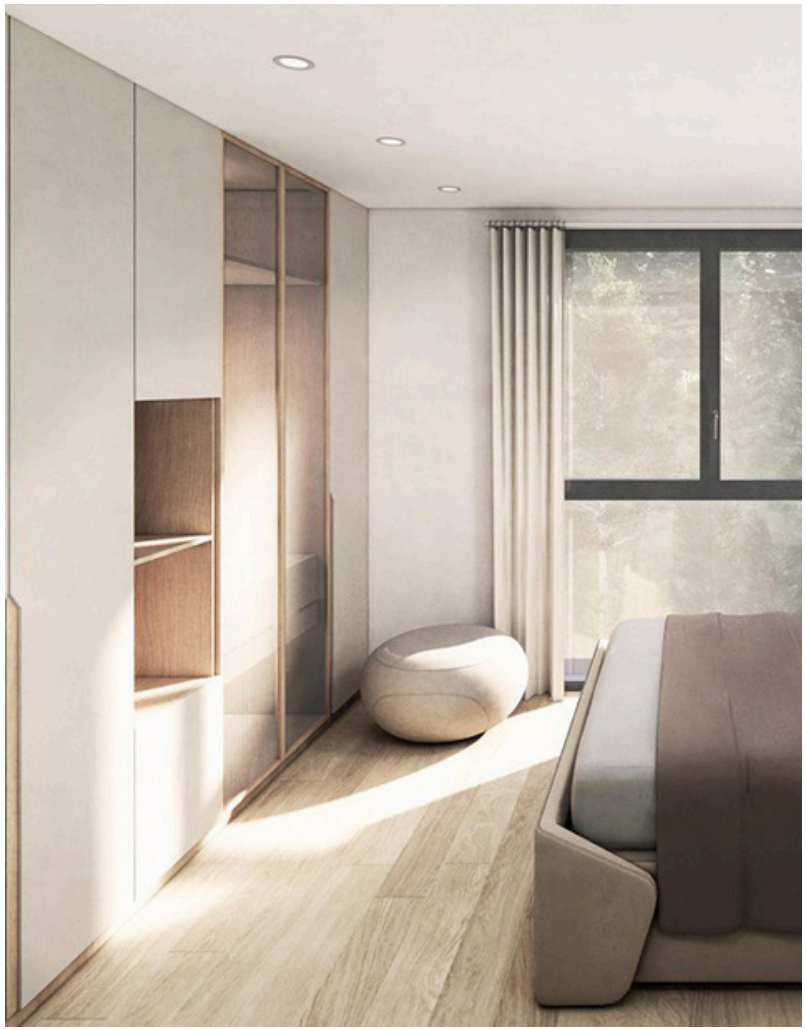
BUILDING AJUSTANTS

NEW DEVELOPMENT

ENCAMP

Statement of Qualities

MATERIALS AND TECHNIQUES



Structural elements

The foundations, columns, walls, and, in general, the entire building structure are constructed of reinforced concrete, with floor slabs sized according to structural calculations.

Facade

The facade is clad with a combination of stone and/or porcelain stoneware panels, in compliance with current regulations. Furthermore, sufficient thermal insulation is provided on both the exterior and interior sides of the load-bearing wall to ensure thermal and acoustic comfort.

Roofs and terraces

The terraces of all the dwellings feature non-slip porcelain stoneware flooring, secured with an adhesive mortar specifically designed for outdoor use. The pitched roofs are constructed using solid slabs with a slate finish.

Partition walls, dividers, and suspended ceilings

The interior layout is constructed using gypsum board partitions with thermal and acoustic insulation, mounted on an auxiliary galvanized steel framework. In wet areas, moisture-resistant boards are used.

Traditional ceramic partitions are installed in stairwell areas and in the corridors between residential units. These areas, as well as the interiors of the residential units, are lined with gypsum board mounted on a self-supporting framework, incorporating natural fiber to enhance thermal insulation.

An acoustic membrane is also installed on the elevator ceiling to improve insulation. Inside the residential units, walls and ceilings are finished with latex-based paint, while moisture-resistant paint is applied in wet areas.

Continuous suspended ceilings, constructed from gypsum board, are installed throughout all rooms.



Ceramic flooring and wall coverings

High-durability technical flooring is installed in the entrance hall and the hallway, in the living-dining-kitchen area, and in the bedrooms. In the bathrooms, porcelain stoneware flooring and ceramic wall coverings are used.

Exterior joinery

The exterior joinery is made of PVC, featuring triple glazing with an air gap. The layout and orientation of the openings—comprising fixed, casement, tilt, and tilt-and-turn units—are determined according to the project design. In the bedrooms, roller shutters integrated into the joinery units are installed.

Interior carpentry

The entrance door to each home features a three-point security lock and anti-pry hinges. The interior doors are finished in white lacquer.

Kitchen Equipment

The kitchens are equipped with upper and lower cabinets featuring an HPL finish, ensuring optimal design and quality. The countertop is made of porcelain material. The sink is stainless steel and includes a chrome-plated single-lever faucet with an integrated aerator.
The following appliances are included: a ceramic hob, an extractor hood with filters, and an oven.

Bathroom and sanitary fixtures

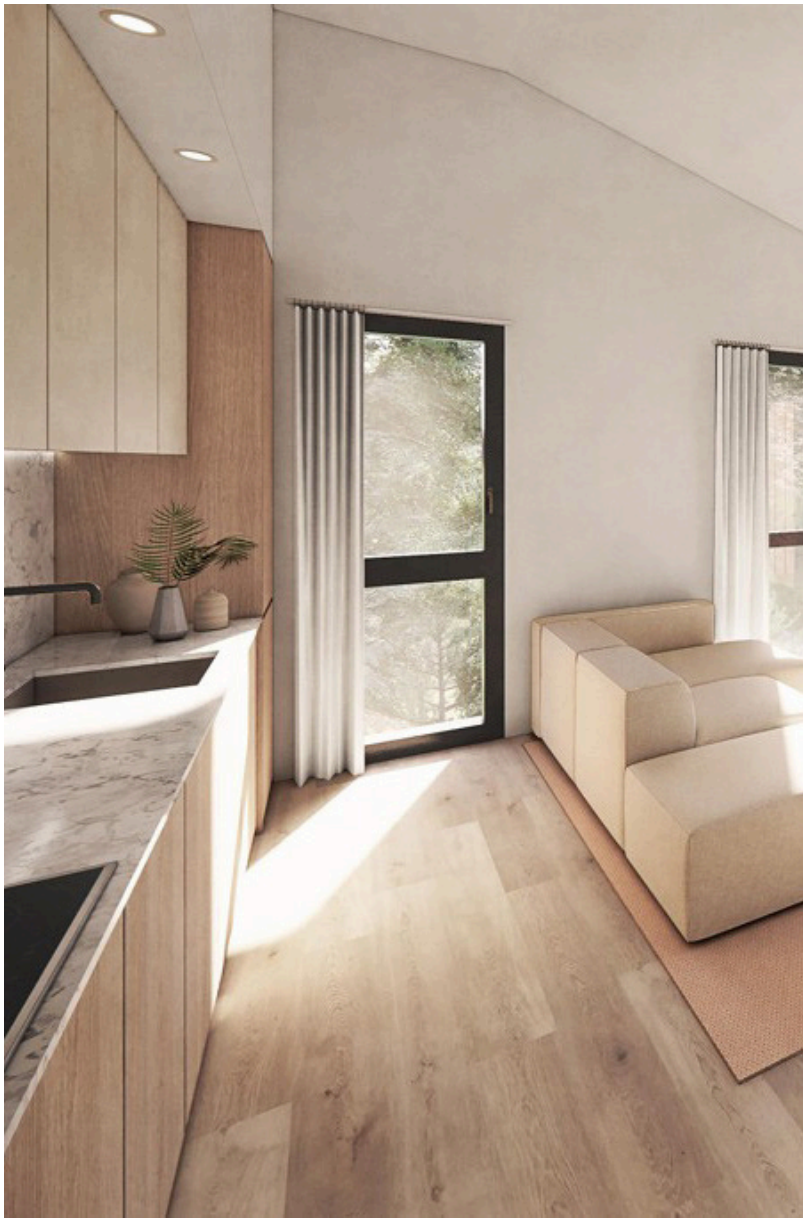
The sanitary fixtures feature a modern design, including wall-hung toilets and vanity units. The shower tray is made of resin and is installed flush with the floor. The shower is equipped with a thermostatic rainfall-effect faucet; all faucets have a chrome finish.
In all bathrooms, the mirrors are backlit and include an anti-fog system.

Electrical, telecommunications, and lighting installations

A distribution board and circuit protection are provided, including safety features against power surges and current leakage. Connection points for fiber optics and twisted-pair cabling for telephony and broadband are included. An electronic intercom system is also installed.
Lighting consists of recessed spotlights in the ceilings of kitchens, hallways, and bathrooms. Common areas are equipped with occupancy sensors.

Heating and domestic hot water (DHW)

The climate control system operates using high-efficiency aerothermal technology. All homes are equipped with underfloor heating powered by this aerothermal system.
The potable water installation uses multilayer piping, with shut-off valves at each supply point.
Each home includes an outdoor unit with a compressor, as well as an indoor unit comprising a hydro-kit and a storage tank.



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