



CASES ADOSSADES
NEW CONSTRUCTION PROMOTION
VALL D'INCLES, CANILLO

Quality Report

FOUNDATION AND STRUCTURE

Perimeter piling of the property with a 70 cm thick slab, including grounding contacts. A vertical structure of reinforced concrete walls, pillars, and slabs is planned, with the roof having the same structure.

ROOF

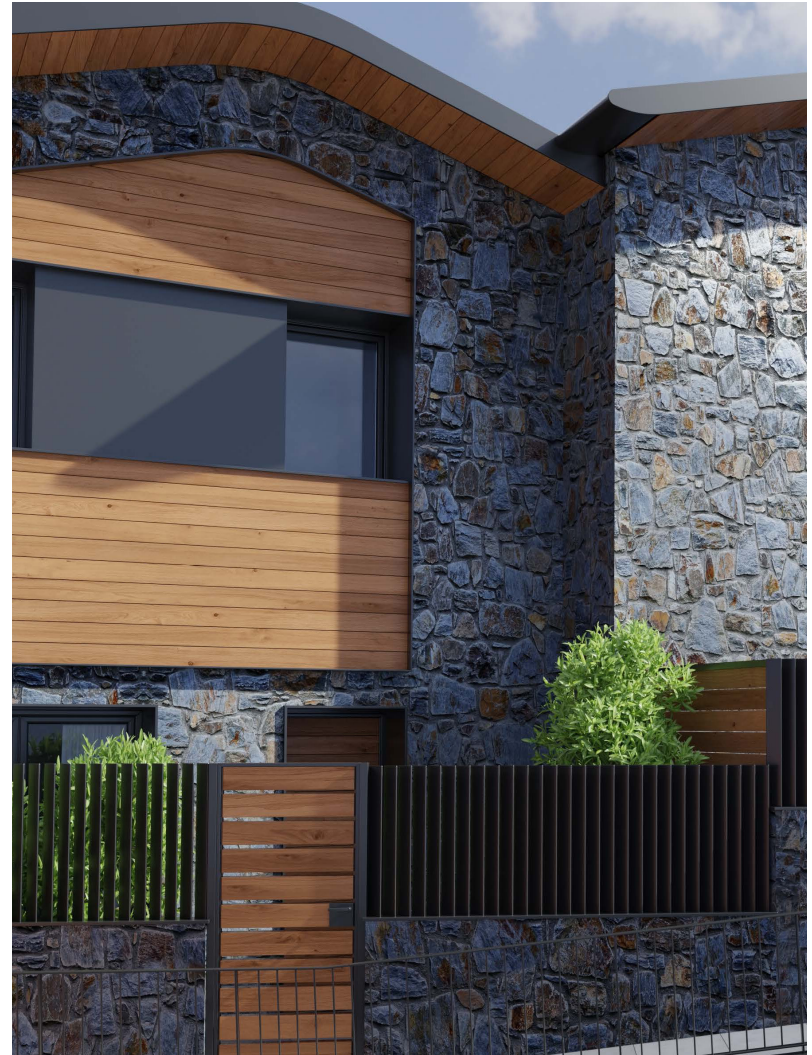
The roof is pitched with a Nordic-style slate tile finish. Waterproofing and thermal insulation (extruded polypropylene, waterproof rubber membrane) will be applied, with exterior snow guards, and interior layers will have considerable thickness using high-density rock wool.

Prelacquered sheet metal gutters will be installed for rainwater collection and snow removal.

FACADE

The facades will be externally insulated with high-density extruded polypropylene panels of at least 10 cm thickness and will be clad with a combination of natural stone and technological wood/composite panels (Dutch-manufactured Trespa type) and aluminum (Alubocon) requiring minimal maintenance.

On the interior side, the entire perimeter will be closed with a sandwich structure consisting of 10 cm Actis alveolar panels, composed of 12 alveolar layers plus 1 cm ventilation and a double gypsum board layer.





TERRACES

The terraces will feature modern waterproofing with Italian ceramic flooring and metal railings with bars and upper handrails. The terrace ceiling will be made with Trespa-type phenolic panels, 8 mm thick, requiring no maintenance.

ACCESS JOINERY TO THE DWELLING

The entrance will have a security door with metal sheet, anti-leverage bolts, 3-point security lock, and wide-angle peephole. It will be equipped with a perimeter rubber seal and built-in sealing trim, and externally clad with Trespa material matching the facade color.

INTERIOR JOINERY

Interior doors will be oak-colored wood from CARRÉ or similar, 80 cm wide and 2.10 m high, with concealed hinges and brushed steel handles, 4 cm thick. Wall closets will be ECCO Edge model from Sistema MIDI or similar, approximately 250 cm high, including internal rods and shelves. The living room ceiling will be clad with wood imitation, as will the wall between the kitchen and the elevator.

EXTERIOR JOINERY

This type of aluminum joinery will be from Technal 75, with triple glazing sealed with argon gas, thermal break, anthracite textured gray on the exterior, and pearly white on the interior. Windows will be tilt-and-turn. The large front shutter will have two sections with side guides, motorized and remote-controlled. Blinds will be thermally and acoustically insulated, rollable, motorized, and operated via remote control.

FLOORS

EXTERIOR:

Access pavements to the dwellings and garage ramp will be made with a special walkable asphalt over a concrete slab.

Terraces and balconies will be paved with granite slabs approximately 60x60x10 cm.

Landscaping will be delivered with ornamental plants and high-quality artificial turf, 4.5 cm thick, to minimize maintenance.

INTERIOR:

Interior flooring of the dwelling will be vinyl plank flooring with wood imitation, 7 mm thick, suitable for underfloor heating (high thermal conductivity).

INTERIOR FINISHES

BATHROOMS

Bathroom floors and wall coverings will be made of Italian porcelain tiles, 60x60 cm, combined in wet areas with textured wood-look ceramic.

INTERIOR BATHROOMS

All sanitary fixtures will be from VILLEROY & BOCH or similar.

White porcelain sink integrated into the bathroom furniture, GROHE faucets or similar.

Hydromassage bathtub from ROCA, and white shower bases from VILLEROY & BOCH or similar.

Extractors from SP, soundproofed.



CARPENTRY

Interior doors will be wooden, from CARRÉ or similar, smooth-faced and veneered wood, 80 cm wide and 210 cm high.

Wall cabinets model Ecco Edge from SISTEMA MIDI or similar, with variable length and 250 cm height, fully lined. Includes interior rods and shelves.

Doors will be swing type, MDF board, oak color or similar, 2 cm thick.

Kitchen furniture from SCHÜLLER or similar, consisting of upper cabinets and columns with laminated wood finish Bari K047 or similar, and lower cabinets in dark gray color Lava Black or similar, all with integrated handles in the same color as the cabinet.

Sink in stainless steel, dark gray from NEOLITH or similar. Faucet in satin chrome, and built-in appliances from MIELE or similar. Hood from HAIER or similar.

ELEVATOR

Will serve all floors from the garage, brand KONE or similar, with transparent glass doors.

FIREPLACE

Fireplace model Quattro 100R from ACAMINETTI or similar, clad in steel sheet lacquered in dark gray.

PARKING

Community flooring will be painted concrete with epoxy paint.

Interior flooring of the box will be porcelain stoneware model Cementi White from ALCA-LAGRES or similar, matte finish, 80x80 cm.

Access doors will be sectional type from HORMANN or similar, motorized with remote control, including the fan door at the entrance to the community garage ramp.





INSTALLATIONS

ELECTRICITY

The mechanisms used are from BTICINO, Light Now series or similar. The blinds are motorized. Lighting project includes recessed luminaires on the ground floor and surface-mounted fixtures on the first floor.

PLUMBING

The hot/cold air system will be aerothermal, installed throughout the house with special underfloor heating. Complete plumbing for hot and cold water with branch circuits connected to collectors with registers, each equipped with shut-off valves for individual circuits.

The water network will be developed using cross-linked polyethylene pipes. Sanitary downpipes will have acoustic insulation in living rooms and bedrooms.

Domestic hot water is produced by individual aerothermal units. Using aerothermal units improves efficiency and reduces the carbon footprint.

AIR CONDITIONING AND HEATING

Each dwelling will have an individual aerothermal unit.

Heating is provided via underfloor radiant heating, produced similarly to the domestic hot water system, using an aerothermal unit connected to an inertia tank, which distributes to each dwelling. Each chalet will have ducted air conditioning in all rooms.

OTHER

The perimeter of all windows will be finished with 3 mm thick oven-painted steel sheet. Gardened areas both in front and at the back of each dwelling.

Home automation system for controlling blinds, lights, garage door, and air conditioning.

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