

Quality Specifications

Plot RI-03 (phase 38 properties), Urbanización Alcaidesa, San Roque, Cádiz

ALCAIDESA HOMES



FOUNDATION AND STRUCTURE

The foundation and structure will be built in reinforced concrete.



FACADE

The exterior facades will be layered with a continuous mortar coating and provided with high-quality thermal insulation. The interior of the walls will be insulated cladded drywalls.



ROOFING

Non-walkable technical roofs will be finished with gravel protection.
Terraces will be laid in large slabs of anti-slip porcelain stoneware.



INDOOR WALLS

Division walls inside apartments made of plasterboards with insulation with paint finish and/or tiled according to the project. The walls between the properties will be provided with high-quality sound-proofed cladded brickwork on both sides, drywalls and insulation with paint finish and/or tiled according to the project.



OUTDOOR CARPENTRY

Outdoor carpentry will be provided with aluminium finishes and thermal break insulation, lacquered in colour, and sound-proofed thermal-insulation double-glazing with air chamber. Structure embedded in the floor.
Blinds in bedrooms excepts those which are protected by pergola.
Terraces handrails made with bricks and security glass according to the project design.



INDOOR CARPENTRY

Access to the property will be provided through a security door with security lock, finished in a lacquered panel in consonance with the other interior metal and woodwork. The remaining doors will be plain lacquered.
Modular wardrobes with hinged doors in a lacquer-finish in consonance with the other metal and woodwork. Wardrobes are fitted with drawers, top shelf and a hanging rail.
LED lighting inside the wardrobe in the master bedroom.



FLOORING AND TILING

The flooring of the interior areas of the property will be layered with large-slab porcelain stoneware made by Saloni or similar. The same antislip model will be included at terraces.
Bathrooms and toilets will be tiled by Saloni tiles or similar combined with plastic painting according to the project design.
The suspended ceilings will be made of plasterboard with manholes in areas where air-conditioning interior units will be placed.
Plain plastic paint will be applied to untiled walls and ceilings.



VENTILATION

The properties are provided with interior air renovation systems by duct and extractor fan for cooking smoke to the roof according to the technical code.



PLUMBING AND BATHROOMS

Sanitation Pipes in properties and common areas made of soundproofed PVC according to regulations.
Cold water point in terraces.
Showers and washbasins made by Roca or similar.
Washbasin cabinet in all bathrooms.
Toilet unit made by Roca or similar including soft closing cap.
Mixing-taps for washbasins and thermostatic taps in showers/baths made by Roca or similar.
Antifogging mirrors in all bathrooms.
Shower screens made of tempered glass in main and second bathrooms.



KITCHEN

Worktop made by Silestone.
First quality laminate cabinets in matt finish.
Handle "Gola" type in all cabinets.
Indirect lighting in the upper units.
Hung sink and tap with pull-out handle.
Extractor hood included and hidden in island typology.
Top quality Bosch appliances including induction hob, oven, fridge-freezer and dishwasher. The fridge and dishwasher will be integrated into the furniture.



AIR CONDITIONING AND HOT WATER SUPPLY

Sanitary hot water is provided by athermal system.
Full air-conditioning system with heat pump (cooling and heating) made of ducts and works compatible with Smartphone App.
Electric underfloor heating in master bathroom.



ELECTRICITY AND TELECOMMUNICATIONS

Switches made by Schneider or similar.
TV and data connection in living room, bedrooms and terraces.
Video Intercom with WIFI connection works compatible with Smartphone App.



HOME AUTOMATION SYSTEM

Integrated home automation system for managing the property by smartphone, tablet, computer, voice control assistant including:
Smart Lock to lock and unlock entrance door with smartphone.
Entrance door sensor to detect openings.
Flood sensor with water cut-off actuator.
Customised commissioning with each customer.
Different optional expansion possibilities.



CARALCA

Developed by: SISTEMAS INDUSTRIALES SALGAR II, S.L. Inscrita en el Registro Mercantil de Sevilla, Tomo 6608, Folio 3, Hoja N.º SE-119185 inscripción 2, CIF B-88032537.

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ALCAIDESAS
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BUILDING GATES

Entrance halls tiled, clad and finished with top quality materials according to project. Automatic lighting with presence detectors in stairways and corridors. Lifts with access to garage, with automatic stainless steel doors, mirrored cabin and accessible button panel.



PARKING PLACES AND STORE ROOMS

Garage finished in polished concrete with remote control access. Forced ventilation system and fire protection installation. Lift connection to all floors. Closing of parking spaces with garage doors. One of them automated. Independent pre-installation for electrical charging from the parking spaces to the individual meter of each apartment.



COMMUNITY AREAS

BUILDING

Support of photovoltaic energy according to regulations..

COMPLEX

Gated complex with access control including CCTV system. Pedestrian and running circuit. Landscaping and garden areas with automatic watering system and artistic lighting. Accessible outdoor areas for people with special needs.

LEISURE AREA

Infinity Swimming Pool
Kiosk
Outdoor Gym.
Gym & Fitness Room.
Changing rooms and toilets.
Sauna.
Coworking area.
(Social Lounge) Multiuse room.
Wifi Area

COMMUNITY SERVICES

Security access control.
Bicycle parking places.



ENERGY RATING

TBA

#caralcasuma

Note: This list of construction materials could be suffered any modifications necessary on account of technical or legal requirements, as per the indications of the head architect, when these are necessary or convenient for the efficient completion of the building or when they are requested by the competent public bodies, in which case they will be replaced by others of equal quality.



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