BUILDING SPECIFICATIONS

NN PORTA NORD DE L'HOSPITALET

RESIDENTIAL BUILDING WITH COMMERCIAL PREMISES AND CAR PARKING
CTRA. DE COLLBLANC 167. L'HOSPITALET DE LLOBREGAT

DECEMBER 2012

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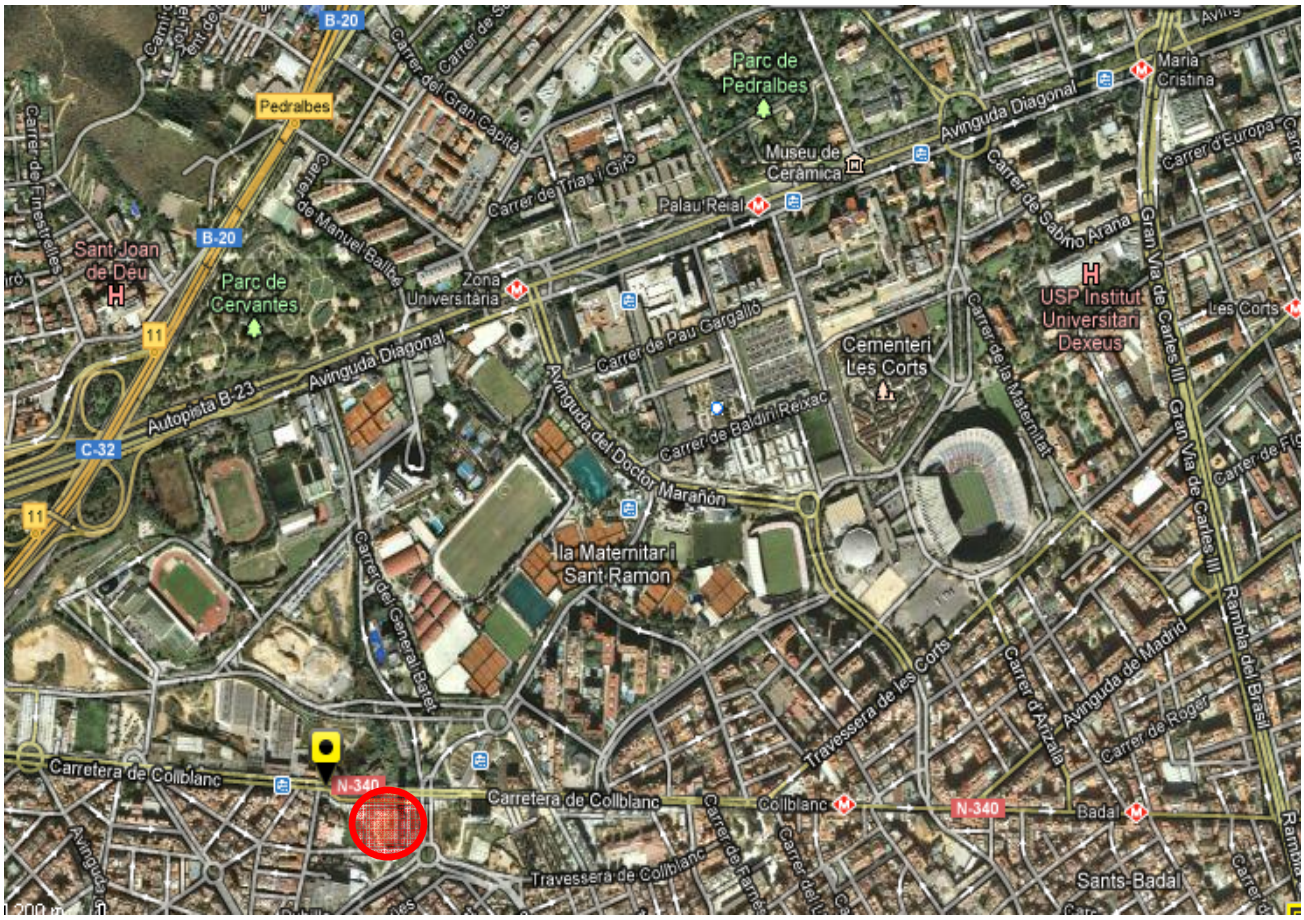
LOCATION



The Carretera de Collblanc is close to the Barcelona FC stadium and the university campus.

Good communications, with Avinguda Diagonal and Ronda de Barcelona nearby.

Uniquely situated as regards communications and surrounded by green space.

GENERAL DESCRIPTION

The building consists of three basement parking levels, a ground floor and 9 further floors. The block has two staircases which connect all floors, each with 2 lifts. The block is made up as follows:

- Basement parking levels.
- A ground floor assigned to commercial premises, vestibules and access to the public green space which surrounds the building complex and its neighbours.

The functional programme is of 2, 3 and 4 bedroom flats.
The two bedroom flats consist of apartment-style kitchen, living-dining room, two bedrooms, bathroom and utility cupboard, with a large terrace facing the park.
The three bedroom flats have 3 bedrooms, one of which has an en-suite bathroom, living-dining room, separate dining-kitchen and 2 double bedrooms with bathroom with shower and utility space for machines.
The four bedroom flats have the same functional programme as the three bedroom flats, but with an en-suite bedroom and three further bedrooms with bathroom with shower.

EXTERNAL AREAS OF THE BUILDING

The main façade faces a landscaped area which connects with the carretera de Collblanc.

Lifts

Access to the vestibules through an external area with Breinco paving or similar, with video-controlled entrance.

Vestibules

Vestibules with wood and stainless steel cladding and flooring of Venato granite

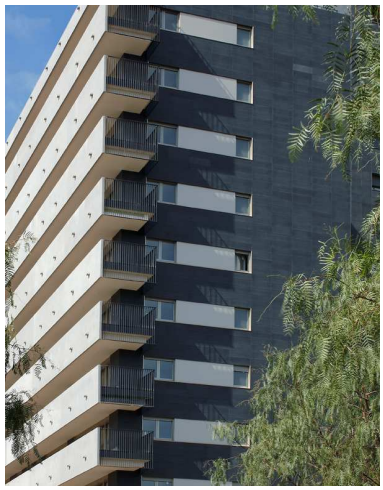
Garage

Motorised automatic closing garage access door of galvanised steel with remote control device.
Concrete flooring with quartz treatment and with direct access to the access vestibules for the flats and direct lift to flats.

EXTERNAL FINISHES

Façades

Façade ventilated with Chinese Black Labradorite granite, on a masonry wall, with external covering and 5cm thick fibreglass.



Carpentry

Anodised champagne-coloured thermal cut aluminium carpentry. Climalit glass with double glazing and air chamber between.

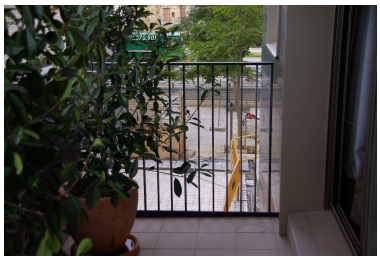
Alutermic polyurethane-injected aluminium roller blind, thermal insulation on blind mechanism, with blinds in living-dining room and kitchen activated by electric motor. Other blinds activated with a handle.

Terraces

Large terraces with anti-slip stone flooring.

Water-proofing with double-thickness asphalt fabric and polyurethane insulation.

Prefabricated full-height concrete Escofet railings.

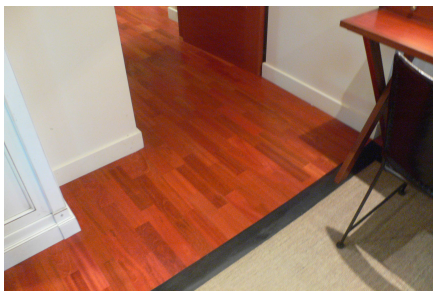


INTERIOR FINISHES TO FLATS

Paintwork

Vertical and horizontal surfaces to be painted with prime quality satin-finish plastic paint.
The lock work to be painted with two coats of enamel over a coat of antioxidant protection, or of galvanised iron to allow it to be visible.

General flooring



Kährs floating parquet flooring in all rooms except wet areas and terraces and, DM skirting board lacquered off-white.

Dividing walls and ceilings

Pladur style gypsum plasterboard or similar.
Bathroom and utility room ceilings of gypsum plasterboard or slats, lacquered and removable to allow access to air-conditioning equipment.

Interior carpentry

Entrance door wood veneered on both sides, with security lock and hinges.
Interior doors veneered with cherry-stained oak.

KITCHEN

Furniture

Nerja kitchen furniture with varnished cherry-wood veneer and 16mm thick shelves covered in synthetic laminate on all sides and visible edges. The sides are provided with holes to adjust shelf height.

Appliances

Teka or Indesit electrical appliances.

Built-in electric oven with glass door and electric programmer.

Stainless steel extractor hood.

Vitroceramic electric hob.

Built-in microwave with glass door.

Cosmos Novamix mixer tap.

Water supply, electricity and drainage for dishwasher and washing machine.

Surfaces

Kitchen worktop and facing of Silestone Crema Minerva. Other vertical surfaces and ceiling in prime quality plastic paint.

Flooring

Beige 30x60 cm ceramic stone tiles, to match the furniture.

UTILITY ROOM

All flats have either a utility cupboard, as in the 2 bedroom flats, or a utility room in the 3 and 4 bedroom flats.

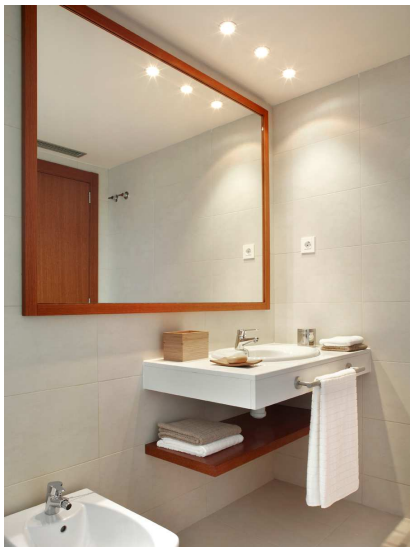
This area is equipped with a domestic hot water tank, washing machine and tumble dryer.

Light coloured 30x60 cm stone tile flooring and vertical surfaces with ceramic tiling.

False ceiling of fire-glazed sheet metal slats, removable to allow access to air-conditioning.

BATHROOMS

PRINCIPAL BATHROOM



Floors and walls

Flooring and walls of 30x30 light beige stone tiles.

Sanitary fittings

White Roca Dama Senso sanitary fittings.

Roca Java hand basin fitted in ivory cream marble.

Roca Princess-N bath, except 2 bedroom flats.

Taps

Novamix Cosmos mixer taps.

Ceiling

Pladur type gypsum plasterboard false ceiling, or similar.

Miscellaneous

Oak framed mirror, as per show flat.

Shelf below wash basin of varnished wood.

BATHROOM TWO

Floors and walls

Flooring and walls of 30x30 light beige stone tiles.

Sanitary fittings

Sanitari Roca Dama Senso model blanc.

Roca Java hand basin fitted in ivory cream marble.

Roca Malta 80X80cm white shower tray.

Taps

Novamix Cosmos mixer taps.

Ceiling

Pladur type gypsum plasterboard false ceiling, or similar.

Miscellaneous

Oak framed mirror, as per show flat.

Glass shower partition.

Shelf below wash basin of varnished wood.

TECHNICAL SPECIFICATIONS

STRUCTURE

Structure with reinforced concrete pillars. Reticular concrete slabs lightened with coffers and reinforced slabs on the ceilings. H25 concrete with Portland cement percentage according to technical project. Quality control in accordance with current regulations in specialised laboratories.

FACILITIES

Electricity

Complies with 'Reglament Electrotècnic de Baixa Tensió i Normes Complementàries' (Low voltage electrotechnical regulations and supplementary standards). The flats are equipped with a consumer control and protection unit, with all necessary fuses, circuit-breakers and power surge protectors in place for the individual circuits. Each flat will have independent circuits in line with current regulations.

Air conditioning and heating

Air conditioning except in bathrooms, by means of evaporators located in the false ceiling, external units with heat pumps installed on the roof terrace of the block. Internal units will be located in the accessible false ceilings and the air ducts will go through the ceiling.

Lighting

Recessed lights in the false ceiling of bathrooms and kitchens.

Plumbing

Will comply with the 'Normas Básicas para las instalaciones de suministro de agua' (Basic regulations for the supply of water).
Cold water will be supplied from the meter cupboard to the kitchen, bathroom and utility room.

Hot water will be supplied to the bathroom and kitchen sinks, baths and bidets.

Stopcocks in all rooms with water supply. The pipes will run through the ceiling or be enclosed within the partition walls.

Audiovisual equipment

Will meet current ICC regulations.

Sockets for TV, FM and satellite as per installation plans in accordance with regulations, and telephone sockets.

Video intercom with camera located at the main entrance to the communal area and at the entrance to each vestibule.

ENERGY SAVING MEASURES

Home automation

Pre-installed home automation.

Solar panels

The roof of the building has systems for the capture, storage and use of low temperature solar energy to cover a portion of the thermal energy requirements for domestic hot water.

Thermal and acoustic insulation

Will conform to the values established in the DBHE i DBHR del Codi Tècnic de l'Edificació (thermal and acoustic sections of the technical code for buildings).

The components of the façade will ensure acoustic insulation of ≥30dBA and internal room dividers of 33 dBAdb.

Walls enclosing habitable areas will ensure insulation greater than or equal to 50 dBA.

SERVICE WARRANTY

The project complies with the basic requirements established by LOE (Spanish law on buildings).

Quality control of work

- Control of the structure (walls, pillars, slabs)
- Control and management of facilities
- Control of sealing of façades and water-proofing
- Quality control of materials

AENOR Certification

Nuñez i Navarro Group has AENOR certification for Integrated Management Systems for Quality, Safety and the Environment and guarantee the continuous improvement of design, construction and sales processes.

AENOR Empresa Registrada UNE-EN ISO 9001 ER-0797/2011

AENOR Gestión Ambiental UNE-EN ISO 14001 GA-2011/0371

AENOR Seguridad y Salud Laboral OHSAS 18001 SST-0164/2011