



CHESTNUT 39-41

CALONGE AND SAN ANTONIO

SINGLE-FAMILY HOUSE WITH POOL
NEW CONSTRUCTION



Living the Baix Empordà, living the sea, **every day.**



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DESIGN The

homes are characterized by modern design, brightness and functionality of the spaces, with wide views of the surroundings, aimed at exclusive and demanding clients. The quality of the building is in the details.



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QUALITIES MEMORANDUM

BASIS:

Surface foundation based on insulated reinforced concrete footings and slab.

A vertical structure of concrete walls and metal pillars is planned. thallus with reinforced concrete slabs for floors and roofs.

COVER:

There are two types of roof: The roof is sloped with an Arabic tile finish and the flat roof with a gravel finish in the non-passable areas and based on sandstone tiles in the passable areas.

Waterproofing: elastomeric bitumen sheet

Thermal insulation: XPS panel on sloping roof and walkable and non-walkable flat roof.

The sloping roof will become a wooden pergola on the upper terrace on the first floor.



FACADE:

The facades will be solved using a SATE system (Aï system external thermal insulation) with different finishes: natural stone, marble acrylic and anthracite grey aluminium sheet. The built-in insulation will consist of a rigid EPS panel of 80 mm thickness. On the inner side, the entire perimeter will be closed with self-supporting laminated plasterboard extras, with mineral wool insulation, of 63 mm total thickness.



EXTERIOR CARPENTRY:

The exterior joinery will be aluminum with washed finish antra gray appointment of the brand Technal or similar, with double glazing low emissive (6 + 6 guardiansun / 16 / 4 +4), sealed with argon gas and broken ra of thermal bridge.

The windows will be tilt-and-turn and sliding, with motorized blinds. curled with orientable blades of extruded aluminum.



CARPENTRY FOR ACCESS TO THE HOUSING:

Blind armored access door to the house, anti-lever bolts, 3-point security lock and wide-angle optical peephole, do perimeter rubber gasket and embedded sealing trim with anthracite gray lacquered finish, composed of two galvanized steel sheets and an intermediate chamber filled with high-density injected polyurethane.



INTERIOR CARPENTRY:

Hinged and sliding interior doors made of aluminum chipboard density with oak veneer finish, 80 cm wide and 2.10cm high.

Right angle shaped entrance door handles, made of 304 stainless steel coated with hot black epoxy powder.

Nail handle for sliding door Ø 65 mm, black stainless steel finish.



BATHROOM FLOORS:

The floors in the bathrooms will be made of light cement-effect porcelain stoneware, from PORCELANOSA or similar.



GENERAL INTERIOR FLOORS:

The interior floors of the house will be made of 7mm thick imitation wood vinyl parquet.



EXTERIOR FLOORS: The exterior floors on terraces and garden areas will be made of dark cement-effect stoneware, from PORCELANOSA or similar.



INTERIOR FINISHES:

BATHROOMS

The bathrooms will have three different finishes:

- Porcelain stoneware tiles with a striped cement effect -
- Porcelain stoneware tiles with a white marble effect - RAL 6021 green plastic paint. The false ceilings will be continuous suspended from laminated plasterboards painted white.

The toilets will be ROCA brand or similar, white in color.

The taps will be ROCA brand or similar, silver.

The towel racks will be electric, with a silver finish.

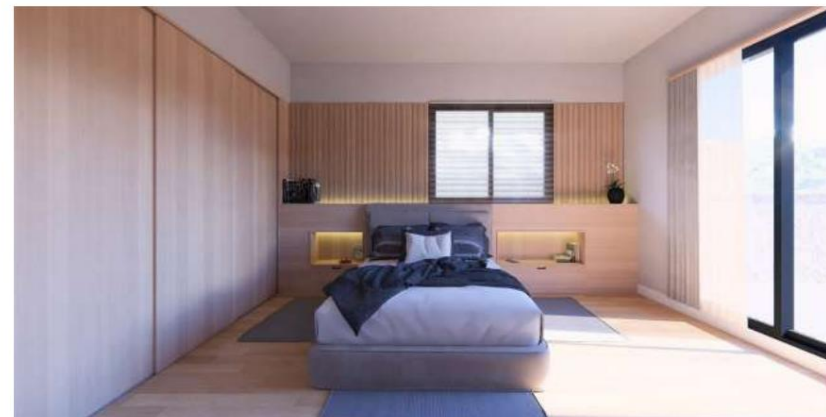
The cabinets and countertops will have an imitation oak finish.



FLOOR SPACES The wall

coverings will generally be white plastic paint and acoustic panels made of oak wood slats in the TV areas and at the headboards of the beds.

The wall cabinets (ECCO or similar) will have an oak finish.



FLOOR SPACES (CEILINGS)

The false ceilings will be suspended from laminated plasterboards painted white, except for the apse area on the upper floor, which will be plastered and painted to keep the roof water out and allow light to enter from above.



KITCHENS

Kitchen furniture from KVIK or similar, consisting of low, high and column units with a white, matt laminate finish. With hidden throat handles.

Aigüera d'acer, platejada, de la casa GROHE o Similares.

Faucet with chrome finish, from GROHE or similar.

Integrated appliances and doorbell of the brand BOSCH or similar.

White porcelain stoneware countertop, 10 mm thick.



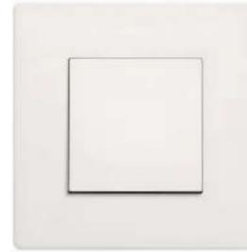
FACILITIES:

ELECTRICAL INSTALLATION AND COMMUNICATIONS

The interior electrical installation will be carried out in compliance with the low voltage electrotechnical equipment (REBT).

The light points, switches and sockets will be governed by the installation plan. electrical installation reviewed during the definition of the executive project.

- SIMON model 270 mechanisms, white.
- The installation of downlights, model SIMON 704 finished in white, is planned in all rooms of the house with the number of units and arrangement according to the project plans.
- On the stairs, indirect light with a wall lamp, model ALBA 300 from ABC LIGHTING or similar.
- Outside, indirect light with COMBO model wall sconce 200 WHITE de ABC LIGHTING o similar.
- A mechanism with a USB connection is included in the bedside tables of the bedrooms and living room.
- Installation in compliance with ICT criteria (Common Facilities Infrastructure).
- In all bedrooms and living room: installation of RTV sockets and a radial telephone network and integrated services.
- Installation of video intercom with 1 screen.



Downlight interior



Exterior wall cladding



Interior wall applique

DHW + COOLING + HEATING A joint system is planned for the generation of DHW and hot and cold air conditioning, using a high-efficiency aerothermal system, Aquarea High Performance All in One generation K from Panasonic or similar.



OUTDOOR AREA / GARDEN

PARKING

A covered outdoor parking space is planned in a porch generated by the first floor of the house itself.

GARDEN

A landscaped area is provided in the areas of access to the plot and surrounding part of the swimming pool.

The rest of the outdoor space will be made with hard tiled flooring.



POOL

A construction swimming pool with concrete gusset and blue stoneware tiles is planned.

This will be equipped with tubular stainless steel metal stairs and a lighting system using projectors.
multi-colored light torso.





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