

INSIGNE

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TECHNICAL SPECIFICATIONS



THE HOMES

External walls and Facade

Comfort

External facade consisting of a double cavity wall with vibrated concrete, acoustic and thermal insulation with mineral wool fibre and internal walls with double sheets of laminated gypsum plasterboard.

Outdoor joinery consisting of anodized aluminium windows (Cortizo or similar). Stadip- and Climalit-type safety glazing depending on the kind of window. Narrow window frame to maximize the glazed area.

Armoured main entrance door with multipoint security lock. Door lock that opens with a key, code and biometric sensor connected with a smartphone (Tesa or similar).

Roofs with thermal insulation, reinforced with a rigid foam layer of extruded polystyrene (at least 10 cm thick).

Bituminous waterproofing on roofs with a layer of elastomeric bitumen coated with a bituminous emulsion, in accordance to European legislation.

Impact sound insulation under floors with expanded polyethylene roll.



Finishes

High-quality facade finishes with a screed base coat and white cement mortar finish, painted with high-quality paint.

Decorative medium-sized gravel made of local lava rock on the roof.

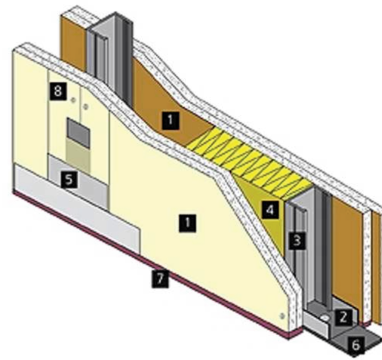
Interior walls and finishes

Comfort

Partition walls with laminated gypsum plasterboard and acoustic insulation with mineral wool fibre, consisting of a structure of galvanized steel sheets, four plates 12.5 mm thick – two screwed on each side – forming a partition wall that has a total width of 98 mm.

Interior doors with natural laminated wood finish and optional smooth lacquered finish.

Bedroom wardrobes with drawers, shelves and clothes rail; oak melamine finishes and hinged doors with natural laminated wood finish and optional lacquered finish.



- 1 Plasterboard
- 2 Horizontal canal profile
- 3 Vertical stud profile
- 4 Mineral / glass wool fibre
- 5 Joint covering
- 6 Isolation Tape
- 7 Acoustic sealant
- 8 Screws

Finishes

Suspended ceilings with laminated gypsum plasterboard in dining-living area, corridors, kitchen, bathrooms/toilets and bedrooms.

Garage ceiling with sprayed plaster finish.

Interior finish with top-quality white paint.

Top-quality ceramic wall tiles in bathrooms.

Top-quality porcelain floor tiles or optional, laminate floor tiles with a wood finish.

Reinforced concrete flooring in the basement, using a concrete mix reinforced with glass fibre.



Villa interiors

Comfort

Rooms and spaces sized in accordance to current liveability legislation.

Impact sound insulation under flooring and in partition walls.

Safety

Built-in glass balustrades on terraces using Stadip-type double safety glass with polished edges.

Fixed glass panels in the shower area with Stadip-type frameless safety glass, depending on plans and details.

Access to outdoor areas and house with master keys. Access to house with key and biometric sensor with code and access using an app and/or fingerprint.

Optical smoke detectors in the kitchen.

Fire blanket.

Kitchen

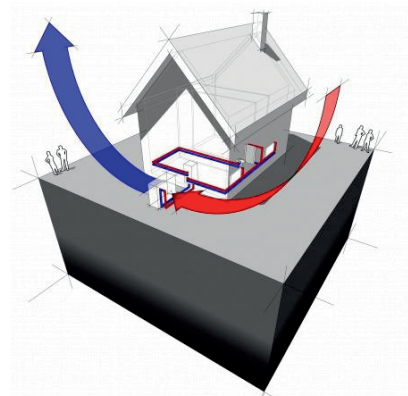
Fully furnished kitchens equipped with electrical appliances. Glass-ceramic hob, oven, refrigerator, dishwasher, extractor hood and microwave. Sink and taps by Roca or similar.

Installations

Lift installation on all the floors adapted for people with reduced mobility inside the homes.

Domestic hot water production supported by sustainable heat pump system.

Pre-installation of a water softener appliance for the mains water supply.



• Telecommunications

Wi-Fi connection in the garden.

Television sockets in living room, kitchen and all the bedrooms.

Full installation for terrestrial and digital television with a shared satellite dish. The client must simply hire the service and install the individual equipment in the house.

Installation of the infrastructure for access to cable telecommunication services.

Full installation of telephone lines, making it possible to hire the services of any phone operator in the area.

Phone sockets in the living room, kitchen and all the bedrooms.

Internet connection in all the rooms except bathrooms and toilets.

• Electricity and lighting

Electrical installation in accordance with European legislation, with all the necessary circuits, trip switches and distribution boards for a high-intensity electrical installation.

White Schneider Elegance mechanisms or similar.

Built-in lights in the ceiling throughout the house.



- Climate control

Climate control system throughout the house, except in basement.

With independent interior units in each room.

Air conditioning device with compact design and Split-type system, wall-mounted in living room, kitchen and bedrooms, for heating and cooling.

Mechanical ventilation throughout the house.

Bathrooms and kitchens

Wet rooms protected with an independent stopcock.

High-quality sink mixer taps with chrome finish.

Hot and cold water distributed from collectors using pipework with thermally-fused welded joints.

- Bathrooms

Top-brand shower set with chrome finish, consisting of a headshower with rainfall spray pattern, a handshower and bath shower mixer tap.

Vitreous china wall-hung WC with concealed cistern and soft-closing seat and cover.

Top-brand wash basins.

Bathroom accessories, consisting of towel rail, hangers, toilet roll holder and toilet brush.

Top-brand acrylic bath.

Top-quality sanitaryware.

- Kitchen

Hot and cold water connection points for the washing machine in laundry room and/or kitchen.

In the kitchen, cold water connection point for the refrigerator.

Exterior areas

Comfort

Infinity edge swimming pool with a water treatment system using salt.

Top-quality porcelain tiling in the swimming pool with non-slip finish on edges and steps.

LED lighting inside swimming pool.

Basalt masonry walls between plots following the architect's design in the garden area.

Metal gate made with painted sheet metal for pedestrian access to the plot.

Outdoor access to the plot with video intercom.

Sectional garage door with remote control.

Set of steps with porcelain treads and risers.

Outdoor garden lighting with LED lights.



Finishes

Top-quality porcelain non-slip floor tiles on terraces.

Irregular porphyry paving on the garage driveway.

Outdoor garden area designed and decorated by our landscape architects.

Gardening with different sized plants, designed by the landscape architecture team.

Irrigation system with timer.