



EGUTERAN SOUTH FAÇADE • View from the East

SIX PREMIUM NEW HOMES
IN DONOSTIA – SAN SEBASTIAN
TWO TYPOLOGIES: DUPLEX & SIMPLEX



EGUTERAN SOUTH FAÇADE • View from the West

QUITE NEIGHBORHOOD • SOUTH FACING • PRIVATE TERRACES & GARDENS; PRIVACY
EQUIPPED KITCHEN • STORAGE ROOM • TWO CAR PARKING SPACES • BIKE PARKING
BUILT TO LAST • BEST ENERGY EFFICIENCY CATEGORY
OPTIMAL COMMUNICATIONS



EGUTERAN LOCATION • View Towards the Coast, to the West



EGUTERAN LOCATION • View Towards the Mountain, to the North



DWELLING 2A • Terrace

FOUNDATIONS & STRUCTURE

Foundations of reinforced concrete, in accordance to the determinations of the geotechnical study. Initially, it will be carried out by isolated footings and retaining walls of reinforced concrete. Structure by reinforced concrete posts and slabs, complying with all current Regulations.

FAÇADE & ROOF

A ventilated facade is planned, with discontinuous exterior cladding, ventilated air chamber, exterior insulation, interior leaf of brick or block, and double plasterboard lining, with insulation. The finish will be made by resin and/or ceramic tile, to be defined by the Project Management. The terraced roof will be flat, for use and enjoyment of their corresponding dwellings, with direct access from them. Its paving will be ceramic, and it will be insulated according to the requirements of the Technical Code. The roof of the upper floor will be single-pitched and slightly inclined, insulated and finished with zinc coating.



DWELLING 1D • Upper Storey Terrace

PARTITION WALLS

The interior divisions will be made of partition walls with double lining laminated plasterboard, fixed with metal profiles, fitted with interior both acoustic as thermal insulation.

In wet rooms, partitions will be made with water-repellent board; bathrooms will be tiled.

The separation between dwellings and with respect to common areas of the building will be made by a combination of brick or block masonry, double laminated card-plasterboard on each side, plus the acoustic and thermal insulation established in the current regulations.

CEILINGS

The ceilings will be suspended, made of laminated plaster, with acoustic and thermal insulation throughout the dwelling; they will be white.



DWELLING 1C • Ground Storey Terrace

EXTERIOR JOINERY

The exterior joinery will be made of PVC or lacquered aluminum, in graphite or similar color, with thermal break and watertightness, EPDM gasket system, depending on energy requirements.

Casement-tilt-and-turn windows, one per stay.

They will be equipped with all the thermal and acoustic insulation required by the regulations [$U=1.8W/m^2k$].

The windows will be of multiple glazing, with insulating and hygroscopic air chamber.

The blinds will be roll-up, motorized, in the same color as the windows, with aluminum or PVC slats. They will be incorporated into the joinery as a single block. Depending on the energy requirements, they may be modified.



DWELLING 1D • Ground Storey Terrace

INTERIOR CARPENTRY

The interior doors will be lacquered in white, with their corresponding fittings and handles in matte chrome.

The entrance door to the dwelling will be armored, with lock, hinges and fittings in matte chrome.

Each bedroom will have a built-in closet.

FLOORING

Interior floors will be made of high quality and resistant wood, suitable for installation in kitchens.

In the bathrooms, the floors will be ceramic.

The terraces will have non-slip ceramic flooring.

WALL TILING

All bathrooms will be tiled in high quality stoneware.

The coatings of the vertical walls will be in white, broken, matte paint.



DWELLING 2A • Dining, Kitchen & Living

KITCHEN

The homes will have a fully equipped kitchen, with high and low furniture.

The following appliances will be included: refrigerator, washing machine, dishwasher, induction hob, oven, extractor hood, sink with single-handle faucet, and Silestone® or similar made countertop; they will be of leading brands.

SANITATION & PLUMBING

The plumbing installation, made of PVC piping, will comply, on the one hand, with the Basic Building Regulations on Indoor Cold Water Installations, on the other hand, with the Regulation on Thermal Installations in Buildings and with its Complementary Instructions, as well as with the Building Technical Code (BTC), Basic Hygiene-Health Document 4, on Water Supply, and Basic Hygiene-Health Document 5, on Water Evacuation.

The risers and interior distribution pipes for the drinking water network will be made of cross-linked polyethylene, with their corresponding stopcocks and cut-off valves.

Bathrooms and Toilets

The showers will be made of first quality resin, with chrome thermostatic faucets.

The washbasins will be of porcelain, in bathroom furniture.

The toilets will be made of vitrified porcelain, white in color, with soft-close lid.

The showers will be replaceable by white porcelain bathtub.



DWELLING 1C • Dining, Living & Kitchen

GAS & HEATING

High energy efficiency system; arothermy.

Underfloor heating system. Temperature control by thermostat.

The heating and domestic hot water (DHW) installation will comply with the Instructions and Regulations in force.

ELECTRICAL, TELEPHONE & TELEVISION INSTALLATIONS

Electrical installation in accordance with current regulations on low voltage - Royal Decree Law 842/2002 of August 2, 2002.

Connection for telecommunications company.

Top quality electrical mechanisms.

The access from the outside will have a video intercom connected to the interior units of each dwelling.

Installation of telephone and television outlets in the living room and master bedroom.

It is guaranteed the compliance with the *Royal Decree Law 346/2011*, of March 11, which approves the *Regulations Governing Common Telecommunications Infrastructures for Access to Telecommunications Services inside Buildings*.



DWELLING 1A • Kitchen, Dining, Stairs & Living

LOWER FLOOR OF THE DUPLEX DWELLINGS

Their finishes will have the same quality standards as the rest of the corresponding dwelling.

STORAGE ROOMS & GARAGES

The floors of the storage rooms will be finished in ceramic tile.

The garage floor will be finished in polished concrete.

The general access door to the garage will be motorized, with opening and closing by remote control.

The facilities and signage will comply with current regulations.

COMMON ELEMENTS

The elevator will be electric, without machine room, with dimensions in accordance with the Accessibility Law. It will have direct access to all floors and direct descent to the garage. Its doors will be automatic, stainless steel.

It is reserved the possibility of modifying it according to the criteria of the Project Management.

The doorway will be made with first quality materials, according to the criteria of the Project Management.

The lighting will use low consumption lamps, with presence detectors.

The locks in the entrance, the house, the garage and the storage room will have key mastering.



DWELLING 1D • Kitchen, Dining & Living

URBANIZATION & EXTERIOR SPACES.

The entire plot will be urbanized, providing it with both vehicular and pedestrian accesses.

Road accesses will be asphalted.

The setbacks to the plot boundaries will be landscaped, keeping the trees and plantations of interest.

The ground floor of the duplex dwellings will have terraced surfaces.

The urbanization will be illuminated by luminaires, indirect lights and beacons, maintaining the standards required by the regulations of the *Technical Code*.

Terraced surfaces will be created with firm, ceramic, non-slip flooring.

OTHER FEATURES

Current regulations will be complied with.

Home automation options will be managed on an individual basis according to demand.



DWELLING 2A • Bedroom

These Building Specifications are offered for information purpose, as they cannot constitute a contractual obligation since they are subject to little modifications due to technical, administrative and/or legal requirements arising from the obtaining of all the mandatory permits and licences, as well as they are bounded to the design and/or construction needs derived from the development of the project and the execution of the works.

The Project and Site Management reserves the right, throughout the development of the project and the execution of the works, to make any modifications it deems appropriate, always respecting the agreed level of quality.

Until the building license is obtained, the useful surfaces are provisional.

The home furnishing, gardening and urban furniture are for decorative, aesthetic purposes only, and do not constitute any contractual obligation.

These Building Specifications are a translation; The authoritative documents are the original ones written in Basque and/or Castilian language.

The authoritative text of this document corresponds to that of its most updated version.

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Ategorrieta Etorbide 9, behe

20013 Donostia-San Sebastian