



I N T E M P O

BUILDING SPECIFICATIONS

I N T E M P O B U I L D I N G



STRUCTURE





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The Intempo Building is a residential skyscraper with 52 floors (five of which are mechanical floors) plus three basement parking floors. It stands out because of its peculiar geometric configuration comprising two parallel straight towers connected in the first three basement floors that then reconnect in the upper floors with an inverted cone on an elliptical base.

The structure is made of reinforced concrete with reinforced slabs, retaining walls, walls, piles and reinforced concrete footings.

High-resistance concrete has been used to ensure the maximum durability of the structure.





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FACADES



FACADES

The facades are made of unfinished concrete walls and curtain walls consisting of aluminium and glass, with the interior cladding of the concrete wall done using “pladur” type drywall with rockwool insulation, galvanised metal studs with drywall attached with screws, all in accordance with the architectural project.

EXTERIOR DOORS AND WINDOWS

Lacquered aluminium joinery in the curtain walls of the facades. Double glazing with air gap and a low solar factor and exterior glazing with HST treatment that considerably reduces the possibility of spontaneous breakages.

The main and back facade will be laid out as bedrooms with solar protection by means of an interior roller blind.

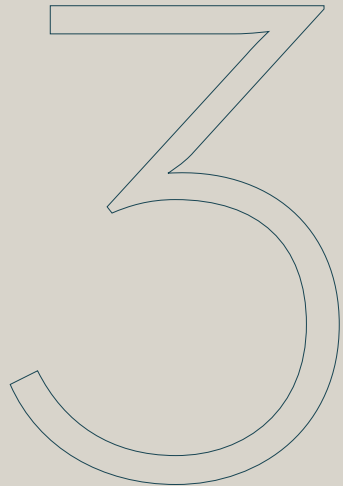




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INSIDE THE APARTMENT





INTERIOR DIVIDING WALLS

The dividing walls between apartments will be done with perforated brick or concrete wall cladded on both sides with drywall made of galvanized metal studs and double sheet bolted to each side, and rockwool inside as acoustic and thermal insulation.

For the interior dividing walls in all the apartments, there will be prefabricated partition walls (drywall) with metal studs and a double sheet of 15 mm screwed to each side. All partition walls will have rockwool interiors as acoustic/thermal insulation. In wet areas, kitchens and bathrooms, moisture resistant drywall will be used.

The entire apartment will have a continuous suspended ceiling done with an auxiliary galvanised metal frame with 15 mm sheet screwed to it. There will be a junction box in the areas where the interior heating and cooling units are located.

BATHROOMS

Large-format porcelain stoneware tile flooring and matching porcelain stoneware wall facing.

White sanitary ware, comprising *Bathco* basin on a white countertop or fitted into it, Duravit bidet and toilet with a low tank and lid, and *Sanycces* bathtub with whirlpool and/or shower tray, according to the architectural project.

Newform single-lever mixer taps in sink and bidet, surface mounted shower pipe in bathtub and shower tray, both with chrome finish including flexible shower hose and showerhead in showers. Polished glass mirror over the countertop.



KITCHEN

Large-format porcelain stoneware tile flooring.

White-laminate-finished kitchen cabinets, 60-cm-deep base cabinet carcasses done in chipboard on adjustable PVC feet with toe-kick attached with clips, and wall cabinets fully installed with doors, brackets and fittings, opened with unfinished matte aluminium pulls.

High-resistance white countertop on work surfaces. Polished stainless steel one- bowl sink with single-lever mixer tap.

Bosch brand kitchen appliances comprising electric oven and/or microwave, dishwasher, removable stainless-steel exhaust hood in wall cabinets or decorative hood and vitroceramic hob, and *Electrolux* or *Zanussi* refrigerator, based on the flat type.

REST OF THE APARTMENT

Large-format porcelain stoneware tile flooring in all rooms and skirting of the same material.

TERRACES

Terraces finished with large-format porcelain stoneware floor tile, continuing the flooring inside the apartment.

INTERIOR DOORS AND WINDOWS

Front door:

Reinforced, smooth on both sides, lacquered white.

Security hinges with buttress locks included, installed on a panel frame, and wide-angle peephole.

Three-point security lock. Exterior ball-shaped handle, interior door lever and fittings finished in matte chrome. Sub-frame covered with white door jamb and joint covers. Rubber perimeter seal. A set of three keys will be delivered. This key will allow opening, in addition to the house, the door of the entrance lobby to the building and access to common areas.

Interior doors:

Side-hung doors smooth on both sides, lacquered white. Lever and fittings finished in matte chrome. Sub-frame covered with white door jamb and joint covers. Perimeter rubber seal. Sliding doors will be of full height and finished in white lacquer. Chrome fittings.

Wall closets:

This will be installed in the apartments' main rooms and in the secondary rooms of A, C, D and F apartments, with white- lacquered doors, lined inside, with a chrome bar and shelf.

PAINT

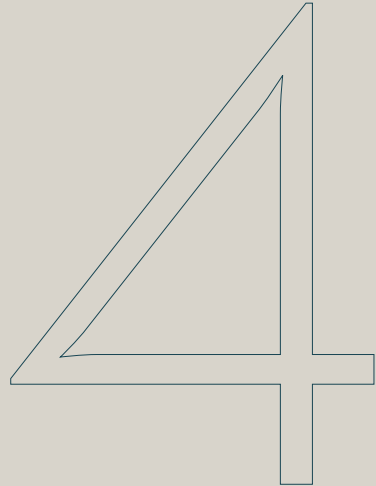
Smooth white emulsion paint on ceilings and walls of apartments and common areas. It will be finished with two coats of paint after putty is applied and the surface sanded.

Door elements will be finished with two coats of enamel after a preparation and protection coat.

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INSTALLATIONS





ELECTRICAL INSTALLATION

Electrical installation panel with independent circuits that provide power to the different services:

- lighting
- general outlets
- bathroom and kitchen outlets
- kitchen, oven
- dishwasher
- water heater
- washing machine
- dryer
- radiant floor
- whirlpool bathtub
- air conditioning

All mechanisms are from the BTICINO's LIVING LIGHT series.

LIGHTING

Installation inside the apartments of recessed lights in suspended ceiling (can lights) in the kitchen, bathrooms, hallways, exterior lighting of wall closets in bedrooms and terraces. The lighting is done with low-consumption LED.



TELEPHONE SERVICE INSTALLATION

Telephone sockets, with a socket in the lounge-dining room, kitchen and in each of the rooms.

PLUMBING INSTALLATION

Interior installation through partition walls and suspended ceiling. Hot and cold water in all sanitary ware except toilets. Cross-handle taps in all sanitary ware and stopcocks for the hot and cold water in each of the bathrooms and in the kitchen, in addition to a main stopcock for the apartment.

Sanitary hot water done with an electric water heater system.

COOLING/ HEATING

Heating and cooling done with air, with individual air handler, with a low-consumption INVERTER heat pump.

The outdoor air handler or condenser unit is installed in the exterior community space reserved on each floor. The inside air units will be installed above the suspended ceilings in the bathrooms.

Inside the apartments, air will be driven through registers located at the top of the living spaces (rooms, lounge-dining room) and will be recovered through specially designed return elements.

The union between the outdoor and indoor units is done with a small-cross-section cooling pipe hidden in the suspended ceiling of the apartment. There will be radiant heated floors in bathrooms with individual thermostats.

TELECOMMUNICATION INSTALLATIONS

DTT television sockets in lounge-dining room, kitchen and rooms, and parabolic antenna. Voice and data sockets in different rooms and fibre-optic line to the main distribution box of the telecommunications installation.

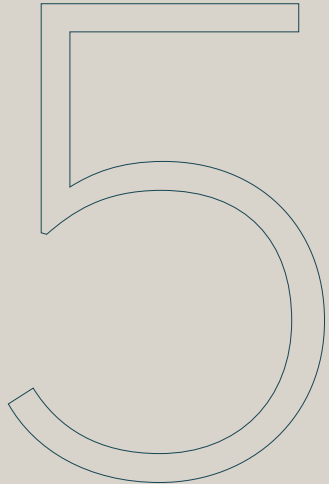
Installation of video door intercom for connection with the general access to the building's entrance atrium.

Collective communal Wi-Fi will be installed in apartments and common areas in the entire complex.

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COMMON AREAS





ACCESSES AND LEISURE AREAS

The complex is accessed from Av. Mexico. Fully fenced in its perimeter with metalwork and having a perimetral security system with video surveillance cameras. At the main entrance there is the access area for vehicles (valet zone), a lobby (atrium) of approx. 600 m² and 7m of height with a light oval, concierge, various landscaped areas and the access to the area of elevators of each tower. On the ground floor of the Tower Levante there is a restaurant of a communal use with approx. 1200 m² of terrace. With a decorative water pool of approx. 80 m². At the Tower Poniente there is an exterior children's play area of approx. 1000 m², one communal kitchen and 2 multi-use halls.

In the rear area with an approx. surface of 4300 m² there is a leisure zone with two swimming pools and various green areas.

On the 46th floor there are two viewing points, one on the rooftop of each tower, and at its central part a heated pool of approx. 100 m², a gym, a fitness hall, a bar with an open-air terrace, sauna, massage halls and other services.

On the 47th floor (rooftop of the building) there is a bar, the area of Balinese beds, covered with a decorative pergola, and 4 jacuzzies.

The urbanization will have an exterior lighting, urban furniture, gardening and the irrigation installation, all according to the architectural project.



SWIMMINGPOOL

Three outdoor pools on the ground floor located in the leisure area, the largest, of approx. 800 m², and another adjoining shallower pool of approx. 90 m² and a third one (sheet of water) of approx. 80 m² in the restaurant's patio area.

On the 46th floor a heated pool of approx. 100 m² and jacuzzis on the 47th floor (rooftop of the building).

LIFTS

Latest-generation high-speed (4'2 m/s) KONE lifts. Developed with clean technologies, achieving an optimisation of energy consumption and maintenance, with excellent eco-efficiency. The lifts will provide service from the -3rd basement floor to the 46th floor where the community spa is located. Two lifts per tower with capacity of 10 people and 800 kg. and a lift for 21 people and load of 1600 kg. Interior of lift cabin with walls finished with mirror stainless steel and LED lighting. Doors with safety devices for re-opening with contact pressure and photoelectric curtain. All will have a smart automatic operating system to optimise their use by the users.

A lift that will connect the lobby (atrium) with the area where the terrace-garden of the restaurant is located and two lifts, one in each tower, that will connect the viewing points of floor 46 to the rooftop of the building.



FLOORING

On the main floor in terraces and swimming pools, flooring is done with large-format ceramic tiles to be determined by the project and site management, low-maintenance artificial grass and landscaped perimeter areas. Rubber flooring in the children's playground.

In basement area, flooring will be done with floated concrete and areas with ceramic tiles in standard size and skirting.

On the rooftop, sprung wooden flooring combined with white gravel in the landscaped area.

PAINT AND FACINGS

Smooth emulsion paint on ceilings and walls. It will be finished with two coats of paint after putty is applied and the surface sanded.

FIRESAFETY

The building is equipped with compartmentalisation measures and fire protection facilities. In addition to the conventional automatic fire detection systems and the manual fire extinguishers and fire hydrants, there is an automatic fast-acting sprinkler system in the building's common areas. There are several intermediate water supply tanks on mechanical floors for this system that ensure a rapid response. In respect of the ventilation required by regulations, the evacuation stairs have eight times the required amount. In addition, the fire alarm system is connected to the building's telephone system, making it possible to report any incident as quickly and easily as possible in particular to all residents, in addition to through the fire alarms. All this is to ensure the greatest safety and security possible inside the Intempo Building.



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