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QUALITY REPORT

Padre Manjón 6

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MULTIFAMILY BUILDING

Calle Padre Manjón 6, Sevilla

GENERAL INFORMATION



1.1 Agents

The participating agents in the sale include:

Promotor: *Inversiones y Proyectos Diadema, S.L.*

Representative: *Rubén Puente Nieto*

Author of the project: *Juan Pedro Donaire Barbero. Donaire arquitectos. Persevera Producciones.*



1.2 General features of the Construction Project

Information available at the basic design and execution phase.

Name of the project: *Partial renovation of a Multifamily Building*

Floors above ground: *Ground floor + mezzanine + 2*

Floors below ground: *0*



1.3 Location and surrounding areas

This section outlines the surrounding areas.

Address: *Calle Padre Manjón 6, 41003 Sevilla.*

The building is located on Calle Padre Manjón, number 6. This is a constructed building with an area of 235 m2 as appears in the land registry and its main use is housing.

Topography of the terrain: *Flat.*

Adjoining buildings: *The surrounding area is residential, the borders being as follows (the orientations are approximate):*

- To the North: *C/ Padre Manjón*
- To the South: *Building situated on Calle Santa Marina*
- To the West: *Building situated on Calle Santa Marina*
- To the East: *Building situated on Calle Bordador Rodríguez*

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GENERAL FEATURES OF THE PROJECT



2.1 Structure and foundations

The structure and foundations do not require work, they have been restored. Mixed system on the original load-bearing wall along all the walls and reinforcements at certain points with the support of pillars by means of reinforced concrete footings.



2.2 Partitions

The interior partitions are as follows:

- 2.2.1. **Room partitions.** Self-supporting grid partition in double plasterboard to comply with current regulations.
- 2.2.2. **Bathroom and toilet partitions.** Partition type - double spaced ceramic brick.



2.3 Wall coatings and finishings

The wall coatings are as follows:

- 2.3.1. **Facade.** Plastered single layer lime mortar for exterior.
- 2.3.2. **Interior partitions.** Smooth emulsion paint for high quality interiors
- 2.3.3. **Bathroom and toilet partitions.** Natural finish porcelain cladding in white. Size 60x120cm, White Nat. Rett. Model STONE PROJECT by Ergon or equivalent.



2.4 Flooring

The floorings are as follows:

- 2.4.1. **Communal zones.** Repairs in places, cleaning and polishing of existing white marble flooring.
- 2.4.2. **Apartments.** Laminated oak stave flooring in its natural colour.
- 2.4.3. **Bathrooms and toilets.** Natural/matte finish porcelain stoneware floor in colour 'neutral mud'. Size 30x60cm. SistemN model by Marazzi or equivalent.
- 2.4.4. **Patios and terraces.** Waterproof clay flooring, size 28x28cm or equivalent.

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GENERAL FEATURES OF THE PROJECT



2.5 Suspended ceilings

The suspended ceilings are as follows:

- 2.5.1. **Interior ceilings.** Continuous plasterboard ceiling with perimeter moulding.
- 2.5.2. **Bathroom and toilet ceilings.** Continuous waterproof plasterboard ceiling with concealed hatch access.



2.6 Windows and doors

- 2.6.1. **Windows and doors on main facade.** Woodwork, European profile with glass type Climalit 4+4-8-4. Colour to be defined by the builder. Opening system according to plans.
- 2.6.2. **Aluminium with Thermal Break Climalit** 4+4-8-4 type glass, STRUGAL type or similar. Colour to be defined by the builder. Opening system according to plans.
- 2.6.3. **Interior doors.** Medium density solid lacquer to be defined by the builder with 7cm joint covers in the same colour. Opening system according to plans.
- 2.6.4. **Entrance doors.** Armoured door with a coloured peephole to be defined by the builder. Door composed of 2 sheets of 1mm thick steel with edges folded and reinforced by omegas of 1mm. The interior side of the door will be covered with wood and the exterior with PVC. Opening system according to plans.
- 2.6.5. **Entrance door.** Repair, cleaning and treatment of the existing wooden door.



2.7. Plumbing and sanitary facilities

- 2.7.1. **Toilet.** Low tank toilet with white finish, Acro model from Noken or equivalent.
- 2.7.2. **Washbasin.** Lounge or Noken white matte finish countertop washbasin. PROJECT COLORS model single-handle taps, matte black finish by Tresgrifería or equivalent.
- 2.7.3. **Shower.** White finish shower tray, Plato Project by Noken or equivalent. Single-handle tap with matte black finish, MONO-TERM model by Tresgrifería or equivalent.

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GENERAL FEATURES OF THE PROJECT



2.8 Electrical Telecommunication Facilities

- 2.8.1. Property equipped with a high degree of electrification, in compliance with the electro-technical regulation of Low Voltage.
- 2.8.2. Simon, Niessen or similar brand of mechanisms.
- 2.8.3. Collective TV/FM/TDT antenna on roof.
- 2.8.4. Television and data outlet in the dining room and master bedroom.
- 2.8.5. Digital network of integrated services (channelling) for possible installation of cable TV.



2.9 Ventilation and climate control

- 2.9.1. Natural ventilation in the main rooms with windows that open, in accordance with CTE-DB-HS3.
- 2.9.2. Mechanical extract ventilation in bathrooms and kitchens, in accordance with CTE-DB-HS3.
- 2.9.3. Air conditioning installed for multisplit system in all of the apartments.
- 2.9.4. Space has been provided for one interior unit per room and one exterior unit per apartment. The exterior units will be located on the roof.



2.10 Extras and communal zones

- 2.10.1. LED lighting in indoor and outdoor communal areas of the building and motion sensors.
- 2.10.2. Emergency lighting in hallways and evacuation routes, with the corresponding signage.
- 2.10.3. Fire extinguishers located along every evacuation route according to CTE-BD-SI-3.
- 2.10.4. Fire hydrant in communal zone on ground floor.
- 2.10.5. Intercom.



2.11 Home automation

- 2.11.1. August Smart Lock Pro + Connect.
- 2.11.2. Google Nest Learning Thermostat.