



MEMORIA DESCRIPTIVA

CONSTRUCTION DETAILS

- **Foundation:** Constructed with masonry in various sections, utilizing stone and isolated footings, as well as concrete walls in elevator shafts. Additionally, reinforced arches (armex), columns, beams, and chains with rebars of varying diameters and stirrups made of wire.
- **Floor Slabs:** Intermediate floors constructed using joists and brick vaults of varying sections, with welded wire mesh in the compression layer. Reinforced concrete slabs with rebars of different diameters were also used.
- **Concrete Walls:** Vibrated and reinforced concrete walls with varying diameters were employed in the elevator shaft area.

GENERAL FINISHES

- **Foundation:** Constructed with masonry in various sections, utilizing stone and isolated footings, as well as concrete walls in elevator shafts. Additionally, reinforced arches (armex), columns, beams, and chains with rebars of varying diameters and stirrups made of wire.
- **Floor Slabs:** Intermediate floors constructed using joists and brick vaults of varying sections, with welded wire mesh in the compression layer. Reinforced concrete slabs with rebars of different diameters were also used.
- **Concrete Walls:** Vibrated and reinforced concrete walls with varying diameters were employed in the elevator shaft area.
- **GENERAL FINISHES**
- **Interior Apartment Flooring:** Marble flooring such as Travertine Puebla, vein-cut, with 30cm free-length tiles or similar.



CONSTELADA

Alcove Zemi
Tulum, Q.R.

- Terrace Flooring: Concrete flooring with a hammered finish.
- Access Corridor Flooring: Marble flooring like Travertine Puebla, vein-cut, with 30cm free-length tiles or similar.
- Common Pool Surrounding Flooring: Marble flooring like Travertine Puebla, vein-cut, with 30cm free-length tiles or similar.
- Bathroom Flooring and Wainscoting: Bathroom floors covered with 10x10 cm Travertine Fiorito Puebla marble tiles or similar, and wainscoting with 6x24 cm porcelain stoneware tiles, Marazzi brand, olive green color or similar.
- Roof Area Flooring: Marble flooring like Travertine Puebla, vein-cut, with 30cm free-length tiles or similar, and around the pool, Cumaru wood decking or similar.
- Gym Flooring: Rubberized cushioning flooring or similar.
- Interior Apartment Wall Finish: Smooth plaster and vinyl paint or similar for interior walls, and exterior walls with a coating of "Rich," patching, smooth plaster, and vinyl paint.
- Pool Finish: "Rich" coating, patching, and chukum-type plaster for ground-floor apartments and penthouses on their rooftops.
- Ground-floor Apartment Walls: Covered with regional stone.

CANCELERÍA

- Sliding Windows: 6mm clear glass, dark bronze-colored aluminum frames, series 70 or similar for apartments.
- Fixed Glass: 9mm tempered glass or similar in bathroom areas.

CARPINTERÍA

- S Hinged drum doors of parota wood with natural finish with polyurethane matte or similar.
- Closets, bathroom and kitchen cabinets with melamine type textured MDF with fire retardant effect American kenya color with parota type llok or similar.

**INCLUDED EQUIPMENT**

- Electric Stove: Teka brand or similar (studios and 1-bedroom units with 2 burners, 2- and 3-bedroom units with 4 burners).
- Electric Oven: Teka brand or similar (2- and 3-bedroom units).
- Microwave Hood: Whirlpool brand or similar.
- Refrigerator: Whirlpool brand or similar.
- Kitchen: Equipped with white quartz or similar countertop.
- Bathrooms: Equipped with white quartz or similar countertop.
- Electric Water Heater: Tank-type electric heater with capacity according to service, Rheem brand or similar.
- Bathroom Fixtures: One-Piece toilet and luxury bathroom furniture.
- Air Conditioners: Mini-split air conditioning units according to project specifications.
- Bathroom Mirrors: 6mm mirrors with polished straight edges and concealed frames, for both apartments and common areas or similar.

OUTROS

- Paint: Decorative vinyl paint, Berel brand quality "Berelinte" or similar (apartments).
- Paint: Black vinyl paint (for ducts and installations).
- Elevator: Capacity of 13 people and/or 1000 kg, with 4 standing persons (2).