

# Technical Specifications and Details | Mudita



First level



Second level



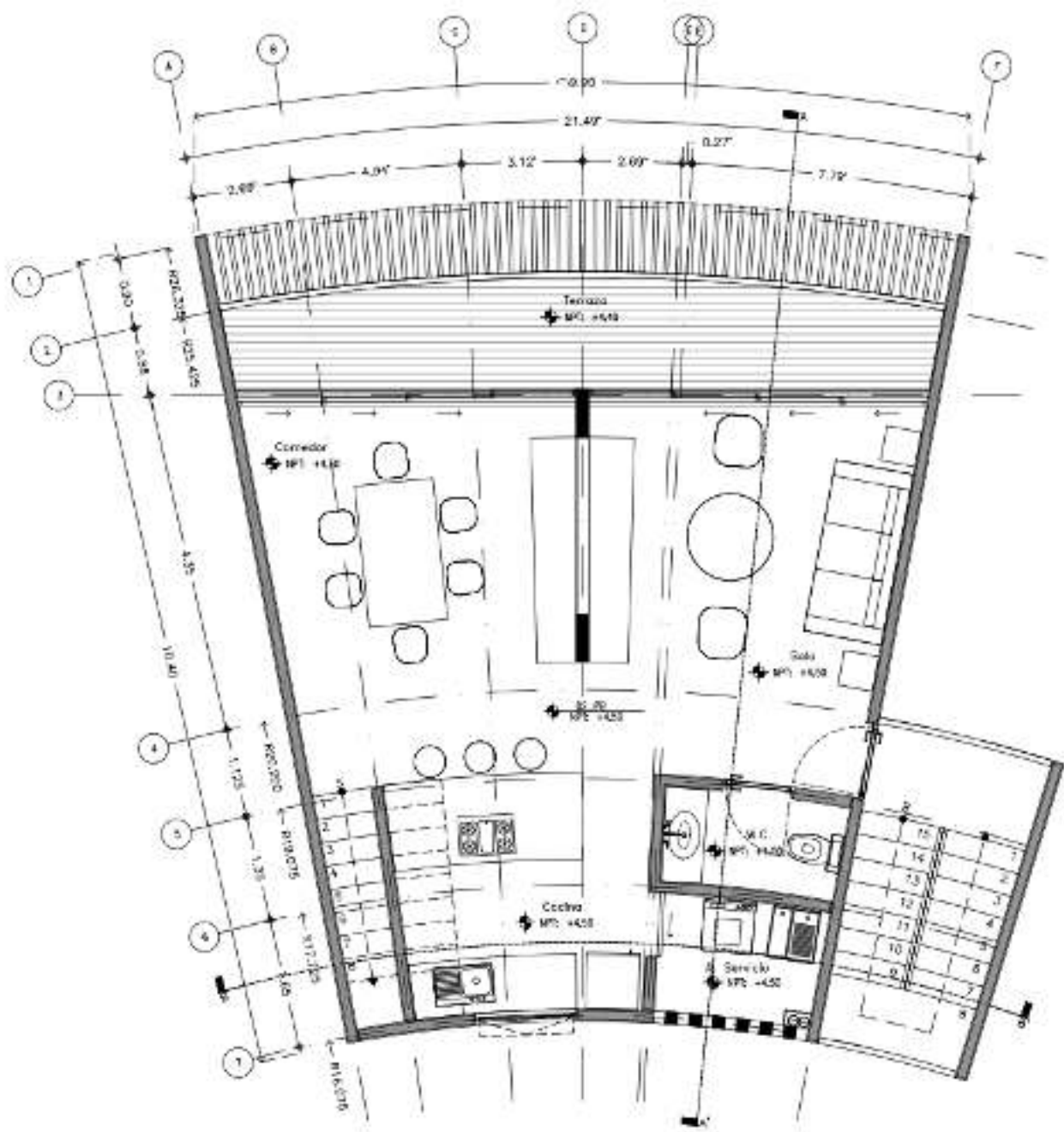
Rooftop

## UNIT AREA

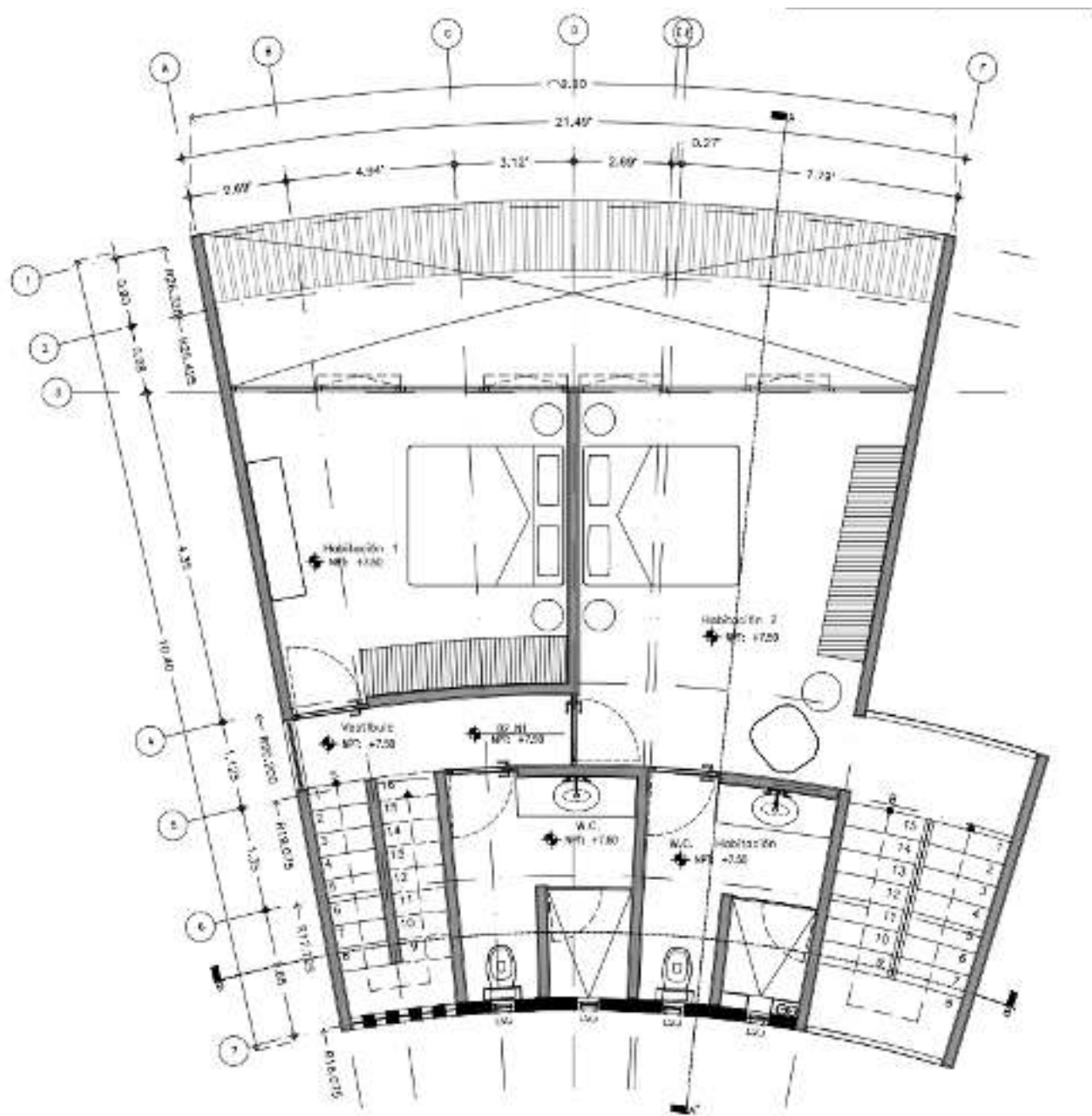
| Nivel                                                   | Toilet | Sala  | Comedor | Cocina | Servicio | Habitación 1 |        | Habitación 2 |        | Terraza | Circulaciones | Piletas | SUBTOTAL |
|---------------------------------------------------------|--------|-------|---------|--------|----------|--------------|--------|--------------|--------|---------|---------------|---------|----------|
|                                                         |        |       |         |        |          | Baño         | Cuarto | Baño         | Cuarto |         |               |         |          |
| Nivel 2                                                 |        |       |         |        |          | 7.78         | 20.60  | 7.31         | 17.25  |         | 9.97          |         | 62.92    |
| Nivel 1                                                 | 3.29   | 20.26 | 20.26   | 10.40  | 4.00     |              |        |              |        | 15.80   | 4.57          |         | 78.58    |
| Roof                                                    |        |       |         |        |          |              |        |              |        | 27.38   | 7.16          | 4.76    | 39.31    |
| Total construido por unidad / Total built area per unit |        |       |         |        |          |              |        |              |        |         |               |         | 180.81   |

\*All units are expressed in **square meters (m<sup>2</sup>)** as a reference.

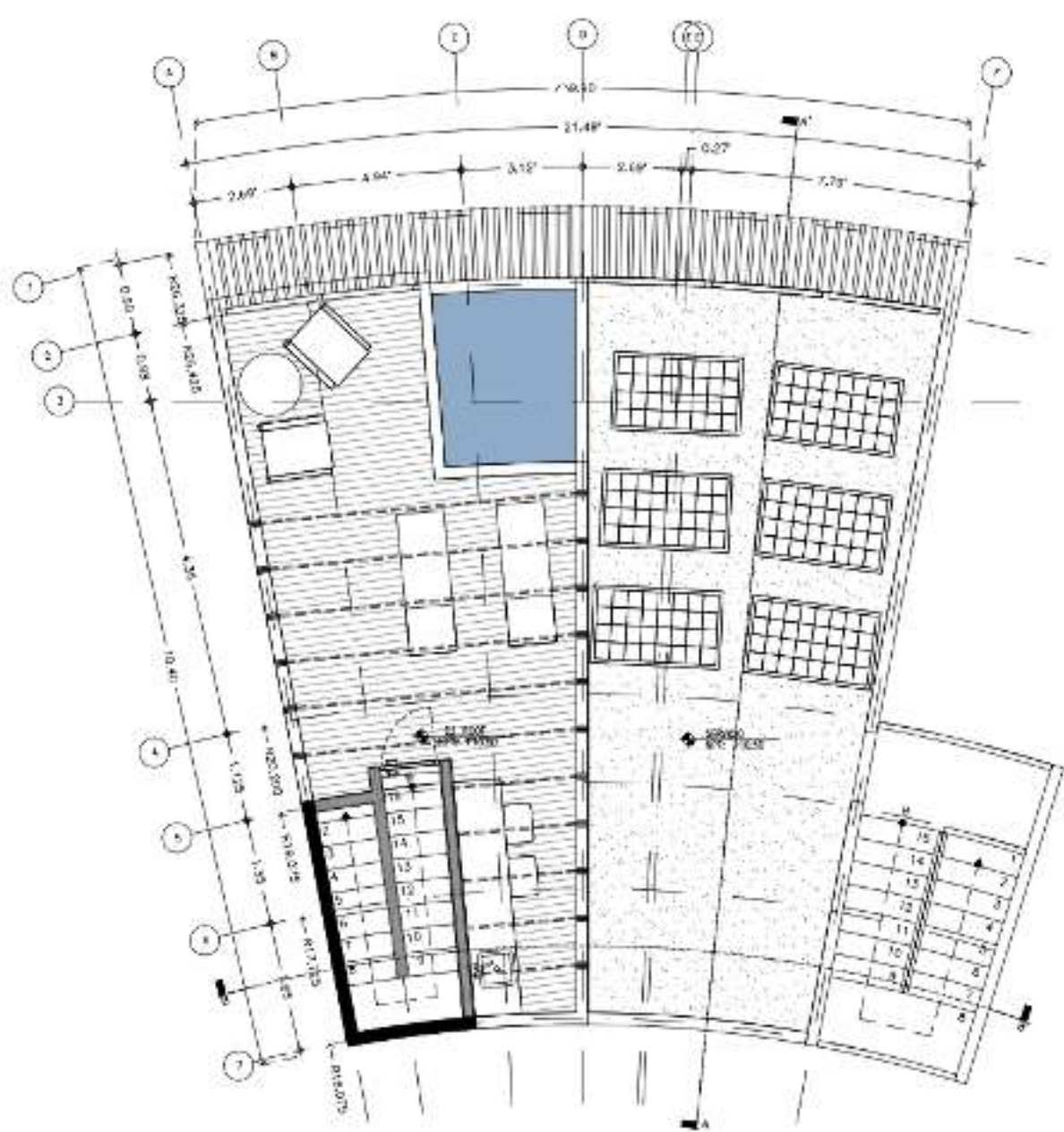
PLANS



PLANS



PLANS



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## CONSTRUCTION SPECIFICATIONS

### STRUCTURE

**Foundation:** The building foundation is supported on pilings, with piles measuring 40 cm x 40 cm made of 3/4" steel rods, stirrups, and concrete. These piles are 1.5 meters tall, providing a strong and stable foundation.

**Chains and footings:** made of reinforced concrete.

**Concrete block walls** measuring 15x20x40 cm, up to 3 meters in height. The walls provide structural support and are designed to withstand high loads.

**Columns, chains, and beams** made of concrete with a compressive strength and reinforced with 1/4", 3/8", 3/4", and 1" steel rods.

**Concrete slabs** are based on 12-5 presented beams and concrete or polystyrene vaults with a compression layer of  $f'c = 250 \text{ kg/cm}^2$ , 5 cm thick, reinforced with 6-6-10-10 mesh.

**Water-holding spaces** including jacuzzis, cisterns, and pools are contained within **reinforced concrete structures**, ensuring prevention of cracks, water leaks, and related issues.

### PLUMBING INSTALLATIONS

**Faucets:** Designer Showers, Single-handle Faucets, and Drains by *Stanza Brand*

**Tuboplus water pipes**, a premium alternative to CPVC, known for its superior quality, low maintenance, corrosion resistance, and guaranteed leak-free performance for over 50 years.

**Hydro-pneumatic systems** from the cistern to ensure enhanced water pressure.

**Water softeners** are used to enhance water quality and eliminate lime scale

### ELECTRICAL INSTALLATIONS

**Electrical conduit piping** instead of "Tuboflex" for enhanced protection, durability, fire resistance, easier maintenance and improved electromagnetic interference (EMI) shielding.

**Power supply** for lighting and electrical cables TWH No. 6, 8, 10, 12, and 14, IUSA brand or equivalent in price and quality main electrical panel.

**Electrical outlets** with switches, outlets, and Leviton brand plates or equivalent in quality and price.

### FENESTRATIONS & CARPENTRY

**Windows & sliding doors;** Series 80 window frames. ( Aluminium dark brown color with insulated glass 6+6+6.) Series 80 windows provide improved energy efficiency, durability, and sound insulation. They offer enhanced thermal performance and long-lasting quality.

**Shower screen:** 10mm thick tempered glass fixed screens with stainless steel hardware.

**Custom-made carpentry.** Furniture for kitchen and closets crafted with Tzalam wood and finished with matte black fingerprint-resistant melamine

### EQUIPMENT & OTHERS

**10-year guarantee waterproofing sealant** provides lasting protection against water damage. It forms a durable barrier preventing leaks

**Air Conditioning:** YORK 18,000 BTU Tri Inverter. The latest generation, which provides significant energy savings.

**Designer kitchens** with SMEG equipment

**Exterior walls** painted with Jábelga, an optimal choice for this tropical climate. Jábelga is mold-resistant, breathable, and low maintenance, making it ideal for long-lasting protection.

**Interior walls** finished with chukum, a natural and durable material. Chukum offers benefits such as water resistance, thermal insulation, and low maintenance

**Outdoor grill** with adjustable height, made entirely of stainless steel.

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## FINISHES

### WOODS



#### **Zapote Wood**

Location: Terraces, Main Pool Deck, Paths to the Pool, Pergolas, and Roof Garden.

Use: Exterior

Description: Polished and sealed wooden deck with a rustic finish. Mounted on a wooden lattice frame placed at intervals of 1 meter, supported by concrete bases.



#### **Tzalam Wood**

Location: Carpentry and Doors.

Use: Interior

Description: Polished and sealed Tzalam wood with a smooth finish.

### STONES



#### **Limestone Ledge Stone**

Location: Perimeter Wall

Use: Exterior

Description: Handcrafted solid limestone ledge stone used for the perimeter wall, installed with mortar.



#### **Rectangular Ledge Stone**

Location: Interior Wall

Use: Interior

Description: Rectangular ledge stone used for decorative interior walls.



#### **Sukabumi Stone**

Location: Main Pool and Jacuzzis

Use: Exterior

Description: Green stone used for the main pool and jacuzzis, provides temperature regulation, slip resistance, durability, chemical resistance & water purification



#### **Black Lava Stone**

Location: Main Pool and Jacuzzis

Use: Exterior

Description: Green stone used for the main pool and jacuzzis, provides temperature regulation, slip resistance, durability, chemical resistance & water purification

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## **Dark Santo Tomas Marble**

Location: Bedroom Floors

Use: Interior

Description: 2 cm thick dark Santo Tomas or similar marble covering for the bedroom floors, with a matte finish, installed using Perdura marble adhesive.

## **CEMENTITIOUS MATERIALS:**



## **Polished concrete slab**

Location: Interior floor of common area in the apartment

Use: Interior

Description: Polished cement floor with a dark gray tint.

## **ALUMINIUM**



## **Walnut Wood Color Aluminum**

Location: Windows and Doors

Use: Interior

Description: Eurovent Series 80 aluminum windows and doors with a walnut wood finish.

## **GLASS**



Material: 6mm Tempered Glass

Location: Windows and Doors

Use: Interior, Exterior

Description: Clear tempered duo/vent glass with a thickness of 6mm.

## **WALLS**



## **Stone Lime Coating**

Location: Exterior walls of the buildings

Use: Exterior

Description: Organic, ecological, anti-mold coating based on white or similar stone lime.



## **Chukum**

Location: Interior walls

Usage: Interior

Description: Fine interior wall coating using natural color Chukum material, with a thickness of 1.5 cm.