

BUILDING SPECIFICATIONS

[APARTMENTS WITH TWO AND THREE BEDROOMS]

FOUNDATION AND STRUCTURE

- Foundation based on reinforced concrete footings calculated according to the geotechnical study and in accordance with current regulations.
- Reinforced concrete structure in compliance with current regulations, configured with pillars and floors.
- Ten -Year Structural Insurance Guarantee.

ROOFS AND TERRACES

- Flat roofs: sloped with lightweight mortar and waterproofing.
- Thermal insulation with 8 cm thick extruded polystyrene panels.

FACADE

- Exterior facade of 12 cm ceramic blocks, 4 cm sprayed polyurethane, 5 cm rock wool, and laminated plasterboard.
- Special printed single-layer mortar finish coating.

INTERIOR PARTITION WALLS

- Interior partition walls finished in plasterboard, perfectly plumb and ready for subsequent grouting and preparation for painting or tiling.

CARPENTRY

- Exterior aluminum carpentry with thermal break, hinged or sliding opening depending on the design, ensuring adequate insulation.
- Security entrance door.
- Smooth interior doors with white lacquered MDF panels.
- Built-in wardrobes in all bedrooms, with sliding or hinged doors, depending on the design and the same color as the interior doors, lined using a modular system, with a shelf or shelf tray, drawers, and a hanging rail. Interior textile-effect finish.

FLOORING

- Interior flooring with premium porcelain tile and baseboards of the same material.
- Exterior flooring with premium porcelain tile.

INTERIOR FINISH

- White/red body tiling in top quality bathrooms.
- Smooth plastic paint throughout the home in white or similar.
- Continuous false ceiling in the home and removable ceilings below, with a smooth finish.

GLAZING

- Double glass with air cavity.

KITCHEN

- Wall and base kitchen wall units, white melamine combined with wood melamine.
- Extractor hood, induction hob, sink, and faucets. Included.

BATHROOM FITTINGS AND TAPS

- Floor-standing white porcelain toilets.
- Porcelain sinks on bathroom vanity units with mirrors.
- Wall-hung bathroom cabinets with two drawers in different finishes of the client's choice.
- High-quality single-lever faucets.

POOL

- Communal pool, equipped with a filtration system, timer, underwater lights, shower, and toilets. Common areas.

ELECTRICAL INSTALLATIONS

- High-grade electrical installation, 9.2 kW.
- White Schindler New Unica/Simon or similar fixtures.
- Portholes and downlights throughout the home.
- TV sockets in the living room and all bedrooms, compliant with ICT-2 regulations.
- On the exterior façade: wall lights with lighting.

INSTALLATIONS

- Pre-installation for air conditioning and heating via ducts with supply grilles.
- Domestic hot water production using renewable energy (aerothermal energy) using an air-to-water heat pump and storage system.

OTHERS

- Fence enclosing the plot to the main facades with concrete block and white finish up to a height of 80cm and then with mesh with a concealing reed.
- Electric motor preinstallation in the car access door.

NOTA: The company reserves the right to make necessary modifications during the course of the execution of the works, due to technical, legal or commercial reasons, without this involving any reductions in the overall level of quality.