



Building specifications

- **RESIDENTIAL DEVELOPMENT AND COMMUNAL AREAS**

The development consists of 17 apartments distributed over the ground floor, first, second, third and fourth floor (penthouse level), with one- and two-bedroom layouts.

- **COMMUNAL AREAS**

The development has pedestrian access from Calle Ángel.

A dedicated bicycle parking area is provided.

A rooftop swimming pool area includes a pool with showers, landscaped gardens and a sunbathing terrace.

- **FOUNDATIONS AND STRUCTURE**

The structure consists of reinforced concrete floor slabs. Foundations are designed and constructed in accordance with current regulations.

The foundation design complies with the specifications of the geotechnical survey carried out on the plot and the new Structural Code (Royal Decree 470/2021 of 29 June).

- **ROOF**

Accessible flat roof at the solarium level, comprising slope formation, waterproofing and external thermal insulation.

- **FAÇADES**

The façade consists of a multi-layer construction system with a 12 cm ceramic brick outer wall, EPS thermal insulation, and a 7 cm hollow ceramic brick inner wall. The interior finish is smooth gypsum plaster, while the exterior is finished with a single-coat render and porcelain cladding, according to the architectural design.

- **MASONRY AND INSULATION**

Internal partitions between rooms of the same dwelling are constructed with 7 cm ceramic brick walls finished with M-5 cement mortar.

The separating walls between apartments consist of a double ceramic brick partition with acoustic insulation between the two walls.

- **FLOORING AND WALL TILING**

Floors between apartments include acoustic impact insulation beneath a self-levelling screed. The final floor finish is porcelain stoneware tiles.

External communal area paving will be non-slip and compliant with the Spanish Technical Building Code (CTE).

Bathrooms will be tiled from floor to ceiling using high-quality ceramic or porcelain tiles.

- **CEILINGS AND PAINTING**

The apartments feature smooth plaster ceilings throughout, with removable suspended ceilings in bathrooms and other wet areas where required to accommodate building services.

Walls and ceilings are finished with smooth plastic emulsion paint.

- **EXTERNAL JOINERY AND GLAZING**

External joinery will be manufactured from aluminium with thermal break.

Patio doors feature double glazing with an air cavity, safety glass and roller shutters.

The entrance door to each apartment is a reinforced security door with a steel frame and subframe, security lock, locking mechanism and peephole. The exterior finish is white PVC, while the interior finish is white lacquered panel.

- **INTERNAL JOINERY**

Interior doors are white lacquered, fitted with butt hinges and soft-close seals. Built-in wardrobes have sliding doors finished in white melamine and include interior lining, a shelf and hanging rail.

- **PLUMBING AND SANITARY FITTINGS**

Wall-hung WC with concealed cistern. High-quality single-lever mixer taps. Resin shower trays with mineral filler. Mechanical extraction ventilation is provided for bathrooms and other wet areas.

- **ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS**

Electrical installation with a high power rating (9.2 kW), premium-quality fittings, television outlets in the living room, bedrooms and terrace, and data points in the living room and bedrooms.

- **KITCHENS**

Kitchens are delivered fully fitted with upper and lower cabinets, cassette-style extractor hood, pre-installation for appliances, COMPAC or similar worktop, and an inset sink. The sink is fitted with a high-quality single-lever mixer tap.

- **AIR CONDITIONING AND DOMESTIC HOT WATER**

Pre-installation for ducted air conditioning, including refrigerant pipework charged with nitrogen and pressure-tested for leak tightness, together with fixed and adjustable air grilles. Roof space is reserved for the installation of the external condenser unit. Domestic hot water is provided by an aerothermal heat pump system with a hot water storage tank.

- **LIFTS AND STAIRCASES**

The development includes one lift with capacity for six people, automatic doors, telephone connection and LED lighting.