

FOUNDATION AND STRUCTURE



Deep foundation according to geotechnical study with reinforced concrete structure, complying with current regulations. Designed with a waffle slab, a 5 cm compression layer of concrete and electro-welded mesh and earth network that derives the possible over-loads of electricity outside the dwelling area.

ROOFS AND TERRACES



The terraces will be flat and walkable. They will be executed with a formation of slopes, waterproofing, insulation and a flooring finish in stoneware tile for exteriors. They will be topped with safety glass railings around the perimeter.

The roof for installations will have the same configuration as the terraces, although they will not be walkable, will be finished with a layer of gravel, and will not have glass railings.

FAÇADES



The façade will consist of an exterior cladding made of porcelain stoneware panels, combined with monocapa render and Alucobond, the outer wall will be built with solid brick and sprayed thermal insulation, while the inner partition will feature double laminated plasterboard panels on a galvanized steel framework, with an additional layer of thermal and acoustic rock wool insulation inside.

PARTITION



Divisions between interior rooms are formed by a double plasterboard system laminated on both sides, on galvanized steel structure with interior insulation of a thermal-acoustic of rock wool and finished with painted surface or ceramic cladding according to the room.

Divisions between dwellings are built by a double laminated plasterboard system on galvanized steel structure with interior thermal-acoustic insulation of rock wool in both sides of the wall, and intermediate separation made with perforated ceramic brick.

THERMAL AND ACOUSTIC INSULATION



Anti-impact acoustic insulation under the flooring of dwellings.

Acoustic and thermal insulation in separations between different dwellings and separations between dwellings and common areas.

Thermal insulation in facade and roof enclosures.

EXTERIOR CARPENTRY AND DOUBLE GLAZING



Made of dark-colored aluminum or similar, with thermal break and double glazing with an air chamber and solar control glass of the Guardian Sun type. All fixed panels below one meter in height will be fitted with safety glass. The bedroom windows will feature roller shutters with thermal insulation and electric operation. In the living room, electric blinds will be installed in accordance with the specifications of the construction project.

INTERIOR CARPENTRY



Armored door to access the dwelling, with steel structure and frame, lacquered finish on the inside and panelled on the outside, with stainless steel handle and anti-bumping lock. White solid interior doors with a smooth finish. All doors with chromed hardware.

Built-in wardrobes, lined inside. Sliding or hinged cabinet doors depending on each house dwelling. They have a fully extractable drawer unit with autobrake, shelves, overhead storage shelf, and a hanging rail.

FLOORING, TILING, CEILINGS AND PAINTING



Porcelain tiles throughout the dwelling, and first-quality anti-slip exterior tiles on terraces.

Wall finishes in bathrooms and toilets: Large-format, first-quality porcelain tiles.

False ceiling: Plasterboard type throughout the dwelling.

Vertical and horizontal surfaces: Smooth white plastic paint on all walls and ceiling.

KITCHEN

Equipped with high and low cabinets offering large storage capacity. Porcelain countertop with natural stone effect. Stainless steel single-bowl sink with chrome single-lever pull-out swivel faucet. The kitchen will be fitted with appliances including an induction hob, oven, extractor hood, and microwave. It will also include an integrated dishwasher and refrigerator.

SANITARY FITTINGS AND TAPS

Sanitary ware of top quality of vitrified porcelain in white color with suspended toilets. Shower trays made of white mineral resin, with an anti-slip finish and integrated screen. Wall-hung washbasin cabinets with chrome-plated single-lever taps.

ELECTRICITY, TELECOMMUNICATIONS AND HOME AUTOMATION INSTALLATIONS

Electrical installation for high degree of electrification (9.2 Kw). Indoor installation with top quality mechanisms.

Fiber optic installation with RJ45 data outlets in the living room and all the bedrooms.

TV sockets in all the bedrooms, living room and terrace.

Collective installation for TV receiving antenna and satellite dish with reception of signals for television in several languages.

Home automation control for the home lighting and the electric drive of the blinds.

Automatic video intercom in the main entrance.

AIR CONDITIONING AND VENTILATION

Sanitary hot water by aerothermal monobloc heat pump system.

Air conditioning: Ducted system using a heat pump (heating/cooling), controlled via digital Wi-Fi thermostat and an individual room control system.

Bathrooms: Equipped with heating through towel radiators.

URBANIZATION

Perimeter-gated urbanization as per project design, with controlled access.

The common areas will include an adult and children's swimming pool, pool bar, jacuzzis, two paddle tennis courts, a gym overlooking the pool, a kids' club, a coworking area, and bicycle parking with pre-installation for electric charging.

The urbanization will also feature various green areas, a children's playground, yoga and Pilates zones, an outdoor calisthenics area for adults, and other spaces dedicated to leisure and wellness.

PARKING

Each property includes a parking space and a storage room on the basement level.

The garage will have a pre-installation for electric vehicle charging, in accordance with current regulations.

Access to the urbanization is provided via a gate with automatic opening operated by remote control.

*The information contained in this document is illustrative and may be subject to changes on the bases of the criteria established by the supervising management.