

Summary of specifications



FOUNDATION AND STRUCTURE

Reinforced concrete with two-way floor slabs.



FAÇADES

Rendered brickwork has been used on exterior façade walls, as defined in the project, interior thermal insulation, an air chamber, and panels with laminated plasterboard partitions inside, fixed with metal profiles.

Protection of terraces with masonry parapets, metal profile railings and safety glass, depending on the combination of façade design.



ROOFS

Flat gravel-finish, non-trafficable roof.

Passable roofs finished in non-slip stoneware flooring for exteriors.



EXTERIOR CARPENTRY

Exterior carpentry is PVC or aluminium, supplied by high-end brands. The double glazing with an air chamber significantly reduces the hot-cold energy transfer and exterior noise, ensuring optimum interior comfort.

Compact module of lacquered aluminium roller shutter with injected thermal insulation in bedroom carpentry.

Double glazing with air chamber forming a set of high thermal and acoustic performance.



INTERIOR DIVISIONS

Laminated plasterboard interior partition walls, with metal load-bearing structure and interior thermal-acoustic insulation.

Separation between homes is formed by ceramic brick partitions, lined on both sides with plasterboard and thermal acoustic insulation.

Separations between homes and common areas formed by ceramic brick work, rendered on the outside and with internal plasterboard partitioning and interior thermal-acoustic insulation.



INTERIOR CARPENTRY

Reinforced door in access to property, white lacquered, security fittings, exterior handle and optical peephole.

Flat leaf doors with horizontal grooves, with white lacquered finish, hanging hardware and handle.

Modular wardrobes hinged or sliding depending on type, with matching doors, melamine interior finish, luggage shelf and hanging rail.



PAINTWORK

Vertical surfaces inside homes in smooth plastic paint in a soft colour or white. Horizontal surfaces in interior of homes in smooth, white plastic paint.



FLOORING AND TILING

Ceramic tile flooring inside homes (living room, bedrooms, hallway and corridor). Stoneware flooring in bathrooms.

Outdoor non-slip ceramic tile flooring for terraces. Large format ceramic tiling and/or painting in bathrooms according to design.

Suspended accessible ceiling in bathroom where air-conditioning machinery is housed.

Top quality ceramic housing material, with the possibility of selecting colours according to the proposed range.



HEATING AND HVAC

Full ducted hot/cold air conditioning system via ducted heat pump with grilles in the living room and bedrooms, with indoor and outdoor units.

Production of domestic hot water using an Aerothermal system.



SANITARY WARE AND TAPS

White vitrified porcelain sanitary ware.

Shower in main and secondary bathroom, according to the type of housing.

Single lever taps in showers and sinks.

In the main bathroom, there is a shower with a bar and a rain effect showerhead in the main bathroom.

Vanity unit with washbasin and mirror in main bathroom.

In the main bathroom with a wall-hung washbasin and toilet and a mirror.



ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation in accordance with Low Voltage Electrotechnical Regulations.

Premium quality electrical fittings.

Telecommunications installation in the home (basic telephony, cable telecommunications and integrated services digital network) with sockets in the living room, bedrooms and kitchen.

Satellite dish pre-installation.

Intercom for access to the main entrance doors.

Wall light fitting, electrical socket and TV aerial socket on the living room terrace.



KITCHEN FURNITURE

The kitchen is furnished with high and low-level cabinets

Compact countertop in working area with a return up to the tall cabinets. Stainless steel sink and mixer taps.

Appliances: refrigerator, washing machine, microwave, electric oven, ceramic hob, microwave, and high-end brand hood.



COMMON AREAS, THE COMPLEX AND MISCELLANEOUS

Low-energy lighting in entrances, interior roads and gardens.

Motion detectors in doorways, entrance halls and garages.

Paved natural stone entrances with an inset doormat and decorated with noble materials and paint.

Garage lighting triggered by the opening of vehicle access doors.

Infrastructure for electric vehicle charging according to regulations.

In the garage, the current applicable standard requires forced ventilation, carbon monoxide detection and control, fire protection, and emergency lighting.

Outdoor communal swimming pool with night lighting system.

Chill out zone and outdoor relaxation area.

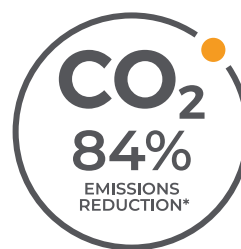
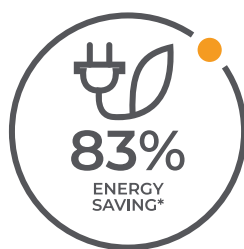
Gym, sauna, and yoga or massage room.



B ENERGY RATING

The building has a B energy rating, leading to a reduction in CO₂ emissions and a significant reduction in the building's energy demand.

This rating is achieved by adopting improved thermal insulation (with optimized thermal insulation on the façade, improvements on the roof and efficient carpentry and low-emission glass) and High-efficiency thermal facilities.



* Estimated calculation of the energy savings of a typical 95m² usable house with a C rating compared to a reference house with an F rating, according to the "Energy Efficiency Rating of Buildings" published by IDAE and the Ministry of Industry Energy and Tourism in July 2015; and any other regulations that complement and/or could replace it.

** Guaranteed minimum saving in domestic hot water consumption (DHW) in the building as a whole, considering its location and the minimum occupancy values according to the current applicable standard.