

Summary of specifications

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STRUCTURE

Foundation and reinforced concrete structure, designed and executed according to geotechnical study, current regulations, and Technical Building Code, all verified and guaranteed by a Technical Control Body.



FAÇADES

The facade will feature a modern image, with clean and avant-garde lines, achieved through the use of stoneware cladding on the ground floor facades that face the street and the residential terrace area. The remainder of the facade is resolved through the composition of single-layer mortar in a light colour and masonry wall.

The interior part of the facade enclosure consists of ceramic brick, insulation, and laminated plasterboard.



EXTERIOR CARPENTRY

The external carpentry will be made of aluminum with thermal break and a two-tone lacquered finish, white inside and brown outside. The double-glazing with an air chamber, CLIMALIT type, significantly reduces the exchange of cold and heat energy and exterior noise, ensuring good acoustic comfort inside.

Motorised blinds in the living room and roll-up blinds in bedrooms, matching the colour of the woodwork, with thermal and acoustic insulation.

Security blinds will be installed on all ground floor residential windows.



PARTITION WALLS AND INSULATION

The above-ground separation between the houses will be resolved using traditional ceramic brick partitions, it will be lined with laminated plasterboard or similar on each side, and with mineral wool insulation on each of the faces.

The interior divisions between different rooms of the same home will have laminated plasterboard on each side with insulation inside. In damp areas, the panel will be water-resistant.

For peaceful noise-free living, floor structures in the home are fitted with an anti-impact sheet.



FLOORING

In the areas of the entrance hall, living room, kitchen, bedrooms and hallway, a stoneware tile has been selected with a skirting board in white lacquered DM.

In the bathrooms, a ceramic stoneware tile has been chosen.

The terraces are finished with ceramic stoneware tiles suitable for outdoor use.



VERTICAL AND HORIZONTAL SURFACES

The walls of the hall, living room, bedrooms and hallway are finished with light coloured plastic paint.

The cladding in the main and secondary bathrooms is of top-quality ceramic tiling.

In the kitchens, the area between the upper and lower cabinets will be finished with quartz cladding or similar, identical to the worktop. The rest of the surfaces where there is no furniture, the finish will be with smooth plastic paint.

Plasterboard false ceiling in all rooms of the house and accessible where the air conditioning and ventilation machines are located.

Ceilings are finished in smooth white acrylic paint.



INTERIOR CARPENTRY

The entrance door to the property will be reinforced, with a white finish on the inside and an exterior finish that matches the finishes of the common areas. Equipped with a doorknob and fittings in chrome colour, peephole, and safety lock.

The internal doors will be smooth, lacquered in white and fitted with chrome-coloured hardware.

The bedrooms, according to their type, will be equipped with a modular wardrobe with smooth swing doors lacquered in white, with a luggage compartment and a hanging rail.



KITCHEN UNITS AND ELECTRICAL APPLIANCES

The kitchen comes fitted with high and low-capacity furniture and a high-end quartz countertop or similar. The single-basin sink has a mixer tap.

The appliance equipment will be of the BOSCH brand and will include:

- Integrated or decorative extractor hood depending on typology.
- Induction hob.
- Electric oven finished in stainless steel.
- Built-in stainless-steel microwave.
- Oven-microwave column according to typology.



SANITARY WARE AND TAPS

The main bathroom comes with a one or two basined sink depending on the type, on a piece of furniture, the hidden cistern toilet is made of vitrified porcelain in white, and the shower tray is also white.

The secondary bathrooms are fitted with a single-basin sink on a cabinet, the hidden cistern toilet is made of white vitrified porcelain, and the bathtub is made of white enamelled steel.

All the taps have a black finish with single-lever operation and jet economisers, the one in the main bathroom shower is thermostatic.

As an additional accessory, the bathroom mirrors are provided.



HVAC AND HOT WATER

The production of sanitary hot water is carried out through the installation of an individual aerothermal machine.

The installation of the heating will be through an air conditioning unit with a heat pump. The distribution of the cold and hot air conditioning is through ducts with white coloured grilles. Temperature control is carried out by means of a thermostat located in the main room.



B ENERGY RATING

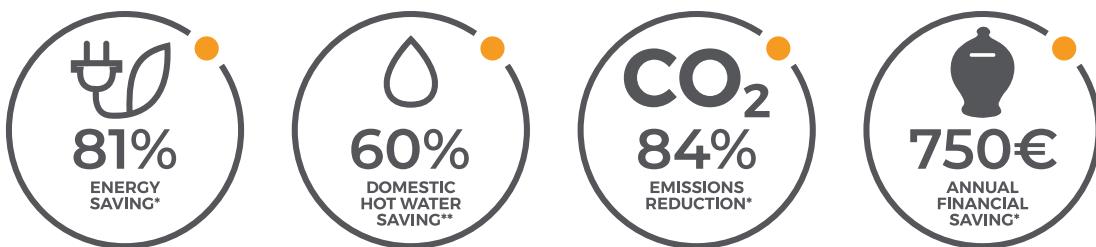
The homes have a B* energy rating, leading to a reduction in CO₂ emissions and a significant reduction in the building's energy demand (heating, cooling, and hot water).

*This energy performance rating is for information purposes only and is provisional and subject to change at the design stage. Esta calificación se consigue mediante la adopción de las siguientes medidas:

- Greater thermal insulation is achieved by improving the thermal envelope, enhancing the insulation of the facade and roof, thermally treating the edges of the slabs, as well as the carpentry.
- Production of DHW through individual Aerothermics system.
 - Higher performance than conventional boilers.
 - Lower fuel consumption.
 - Lower CO₂ emissions.
 - Longer equipment lifespan.

- Ventilation of homes, hygroregulable system:
 - Controlled mechanical ventilation of the home.
 - Continuous ventilation of the home through extraction from bathrooms and the kitchen and conducted to bedrooms and living room.
 - Carpentry with micro-ventilation position.
- Aerothermal systems represent a reduction in energy consumption for the production of DHW, and therefore a reduction in CO₂ emissions.

This rating leads to estimated energy savings of 81% and, therefore, significant economic savings, taking a home with an F energy rating as a reference.



* 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.



ELECTRICITY AND TELECOMMUNICATIONS

The rooms feature top-quality white mechanisms, sufficient to guarantee optimal use of each of the rooms that make up the house. On the terraces, a watertight electrical socket and lighting have been planned.

The properties are equipped with television, FM, and telephone sockets in all rooms, except in the bathrooms and utility rooms.

Likewise, an electronic video intercom opens the access doors.

The homes come with a satellite dish pre-installation for reception of digital channels and cable TV installation.



PLUMBING

Each of the homes will have a general water cut-off key and an independent cut-off in all the wet rooms.

In the terraces of the ground floor homes, a water outlet with a tap is provided.



COMMON AREAS

The project features a pleasant adult and children's swimming pool, with a fully equipped, extensive sunbathing area. Additionally, it also has fully equipped toilets and gym.

For relaxation, the project features a spacious outdoor chill-out area.

And as we always think about safety, the urbanisation is gated, with access control through concierge service.

The lighting on landings for pedestrian access will be activated by a presence detector.

The development will feature a cardio-protected space, located in the common areas, consisting of the installation of an external defibrillator from Cardio Guard Systems to use in case of a cardiac emergency.



LIFTS

The entrance halls to the buildings have electric lifts with automatic doors and are suitable for use by people with reduced mobility.

In the garage, forced ventilation, detection and control of carbon monoxide, fire protection and emergency lighting, and pre-installation for electric vehicle charging, in accordance with current regulations.



GARAGES AND STORAGE ROOMS

The building has a garage for vehicle access with an automatic door operated by remote control. From the homes, you can access the garage directly from the lift, through the lobbies.

The storage rooms are delivered with the interior vertical walls painted in white and a brushed concrete floor.

Garages come with pre-installation for electric vehicle recharging in accordance with regulation (ITC) BT 52.



MAIN ENTRANCES

Inside the entrances, we find a careful combination of materials, flooring with an integrated doormat at the entrance, and a selection of details that give the entrances a pleasant access space to the homes.