

Summary of specifications



STRUCTURE

The structure of the building is made of reinforced concrete. An independent technical control body guarantees the perfect execution of the structure, which is also covered by a ten-year insurance policy.



FAÇADE

The façade of the building has its own image and identity, avant-garde design, and a rendered exterior finish.



ROOFS

Flat gravel-finish, non-trafficable roof.

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



EXTERIOR CARPENTRY

The exterior joinery is crafted in high-performance PVC or aluminium with thermal break technology. The double glazing with an air chamber significantly reduces the hot-cold energy transfer and exterior noise, ensuring optimum interior comfort.

The blinds have thermal insulation.



PARTITION WALLS AND INSULATION

Homes are separated by means of perforated brick partitions with laminated gypsum board on each side and with mineral wool insulation on each of the sides.

The interior divisions between different rooms in the home itself are made of laminated plasterboard with interior insulation. In wet areas the plasterboard is damp-proof.

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



FLOORING

All rooms in the property will feature porcelain stoneware flooring, complemented by skirting boards finished in the same colour as the interior joinery

On the outdoor terraces, the porcelain stoneware will be non-slip.



VERTICAL AND HORIZONTAL WALLS

Hall, living room, bedrooms, kitchen and passage walls have a smooth finish with light-coloured acrylic paint

The bathrooms have ceramic tiling and acrylic paint, according to the project's design.

Ceilings throughout the home are finished in plaster, except in areas housing service ducts, where plasterboard ceilings will be installed.

Rooms containing the air-conditioning and ventilation units will feature either accessible suspended ceilings or suspended ceilings with inspection hatches, depending on the specific requirements of each space.

Ceilings are finished in smooth white acrylic paint.



INTERIOR CARPENTRY

The entrance door to the house is armoured, finished in white with a smooth satin chrome knob, equipped with a security lock.

The interior doors are finished in white, with smooth satin chrome handles.

Wardrobes are modular in design and finished in white. They feature sleek satin chrome handles, fully lined interiors, and come equipped with an overhead luggage shelf and hanging rail.



KITCHEN FURNITURE AND ELECTRICAL APPLIANCES

Kitchens are delivered fully fitted. The worktop is a high-quality laminate with a matching upstand in the same material.

The specification includes a ceramic hob, oven, extractor hood, refrigerator, dishwasher, stainless-steel sink, and single-lever mixer tap.



SANITARY WARE AND TAPS

The bathrooms feature white shower trays, white vitrified porcelain toilets, and mirrors.

The main bathroom is fitted with a white washbasin integrated into a vanity unit.

All taps have a chrome finish and single-lever operation.



HVAC AND HOT WATER

The production of DHW (domestic hot water) is generated in a sustainable way by means of an aerothermal system.

Climate control is provided via a reversible heat-pump system with ducted distribution.

Each home is equipped with a mechanical ventilation system, ensuring optimal comfort and healthy indoor air quality.



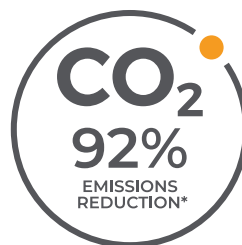
ENERGY RATING A

The homes have an EPC rating of A, which results in lower CO₂ emissions and a significant reduction in the building's energy demand (heating, cooling and domestic hot water).

This rating is achieved through the adoption of the following measures:

- Enhanced thermal insulation, achieved by improving the building envelope, optimising façade insulation, upgrading roof and common-area partitions, and incorporating thermally broken aluminium or PVC joinery
- Domestic hot water production via an aerothermal heat pump, reducing energy consumption and lowering CO₂ emissions.
- Ventilation in the homes:
 - Continuous ventilation of the home through ducted extraction from bathrooms and kitchen and impulsion in bedrooms and living rooms.
 - Carpentry with microventilation position.

This rating leads to estimated energy savings of 90% and, therefore, significant economic savings, taking a home with an F energy rating as a reference.



*Estimated energy saving calculation of a typical 95m² dwelling with a A rating compared to a reference dwelling with an F rating, in accordance with the "Energy efficiency rating of buildings" published by the IDAE and the Ministry of Industry, Energy and Tourism in November 2015; and other regulations that complement it and/or may replace it.

**Minimum guaranteed savings in hot water consumption, based on the building's location and occupancy values according to the current applicable standard.



ELECTRICITY AND TELECOMMUNICATIONS

Each room is fitted with high-quality designer electrical fittings, providing all the functionality required for optimum use of every area within the home. Terraces have a light source.

All rooms in the home, except for the bathrooms, have a telephone and telephone connection. Likewise an electronic video intercom opens the access doors.



PLUMBING

Each home has water shut-off valves inside.



COMMUNAL AREAS

Private, gated residential development featuring landscaped gardens, a swimming pool, a fitness area and a residents' social lounge. All of them fully equipped and for the exclusive use of the residents.

The development has access to a cardio-protected area, consisting of the installation of an external defibrillator to be used in the event 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.



GARAGES AND STORAGE ROOMS

The buildings include a basement level for parking spaces and storage rooms. Vehicle access to the development is via an automatic gate operated by remote control.

Pre-installation for electric vehicle recharging is available in accordance with regulation (ITC) BT 52.



MAIN ENTRANCES

Inside the main entrances we find a combination of materials and details comprising a pleasant, elegant space for accessing the homes.