

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.



FACADE

The facade of the building has an elegant, avant-garde design, and a rendered; painted exterior finish.



EXTERIOR CARPENTRY

The exterior carpentry is made of aluminium or PVC, the insulating characteristics of these materials prevent thermal bridges from the outside. 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 solid 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 antiimpact sheet.



FLOORING

Regarding the flooring, in the entrance hall, living room, bedrooms, hallway, and kitchen, it is SPC vinyl with skirting in white laminated MDF.

For the bathrooms and toilets, a ceramic tile has been selected.

The terraces are tiled with ceramic material.



VERTICAL AND HORIZONTAL WALLS

The walls of the entrance hall, living room, bedrooms, kitchen, and hallways are finished smooth with light-coloured plastic paint.

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

The ceilings are made of plaster in all rooms of the house, except where the air conditioning ducts are located, which will be made of laminated plasterboard; in the bathrooms where the installation of air conditioning and ventilation machines is foreseen, there will be either a removable suspended ceiling or a suspended ceiling with access panel, depending on each case. 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.

The cabinets are modular in white, with swing or sliding doors depending on the typology, and have smooth satin chrome handles. They are lined on the inside and include a storage shelf and hanging rod.



KITCHEN FURNITURE AND ELECTRICAL APPLIANCES

The kitchens are not fully fitted. During the customization period of the house, the option of having a furnished kitchen with appliances will be available at an additional cost of delivery.



SANITARY WARE AND TAPS

The bathrooms are delivered with a white integrated washbasin in a cabinet and a white shower tray. The toilet is made of vitrified porcelain in white.

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



HEATING, HVAC AND HOT WATER

All the homes have air conditioning installation, both cooling and heating.



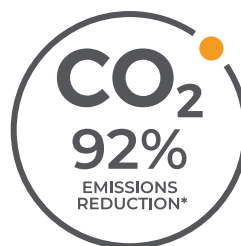
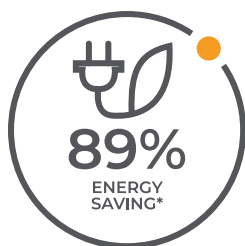
ENERGY RATING A

The homes have an A 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 rating is achieved by adopting the following measures:

- Greater thermal insulation is achieved by improving the thermal envelope, optimizing façade insulation, improving roof and separation with communal areas, as well as using windows with thermal break.
- DHW production facilities take advantage of renewable energies complying with the coverage percentage required by law. This implies a reduction in energy consumption and a decrease in CO₂ emissions.
- Home ventilation:
 - Forced ventilation in homes.
 - Continuous ventilation of the home through extraction from bathrooms and the kitchen and conducted to bedrooms and living room.
 - Carpentry with micro-ventilation position.
 - This reduces energy consumption in the home with respect to the minimum required by law.

This rating leads to estimated energy savings of 89% and, therefore, significant economic savings, taking a home with an F energy rating as a reference.



*Estimated calculation of the energy savings of a 95m² useful type 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 IDEA and the Ministry of Industry, Energy and Tourism in November 2015; and, regulations that complement or could 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

The rooms come with top-quality, white, flat-design mechanisms, sufficient to guarantee optimal use of each of the surfaces that make up the home. Terraces have a light source.

All rooms in the home, except for the bathrooms, have a telephone and telephone connection. In addition, a video intercom system is available for the opening of the access doors.



PLUMBING

Each home has water shut-off valves inside.



COMMUNAL AREAS

The project features a pool, gardens, and a social area.

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 entrances of the dwellings have electric lifts with automatic doors, suitable for use by individuals with reduced mobility; The doors will be made of painted sheet metal.



GARAGES AND STORAGE ROOMS

The buildings have basement parking with automatic door access for vehicles operated by remote control.

Garages come with pre-installation for electric vehicle recharging 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.