

Célere  
● **AGUAMARINA**  
Ibiza

# List of specifications

## • Foundations and Structure

Reinforced concrete foundations and structure, designed and executed in accordance with the geotechnical study, current regulations and the Technical Building Code, all of which is verified and guaranteed by a Technical Control Body.



## • Façade

The façade of the building has its own image and identity, with stoneware cladding on the main façades with terraces, combined with other materials and rendered in light colours on the side and rear façades. The ground floors have stoneware cladding.

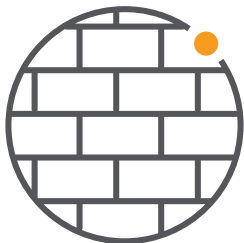
The interior part of the façade walls is made up of ceramic brick, insulation and laminated plasterboard.

## • Exterior Carpentry

The exterior carpentry will be grey lacquered aluminium with a thermal break. The double glazing with a CLIMALIT-type air chamber significantly reduces the hot-cold energy transfer and exterior noise, ensuring optimum acoustic comfort inside.

Roller blinds in the living room and bedrooms in the same colour as the carpentry, with thermal and acoustic insulation, the balcony blinds in the living rooms will be motorized.

Security shutters will be fitted on all the windows of the house on the ground floor.



## • Partition walls and insulation

Homes are separated above ground by traditional perforated brick partitions with laminated plasterboard or similar board on each side and mineral wool insulation on both sides.

The interior divisions between different rooms in the home itself are made of laminated plasterboard mounted on galvanised stainless steel profiles 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

In the hall, living room, kitchen, bedrooms and hallways, stoneware tiling with white lacquered DM skirting has been chosen.

In the bathrooms, stoneware tiling has been selected.

The terraces are laid with ceramic tiling suitable for outdoor use.



## • Vertical and Horizontal Surfaces

Hall, living room, bedrooms, laundry area and hallway walls have a smooth finish with light-coloured acrylic paint.

Main and secondary bathrooms are finished in top-quality ceramic tiling.

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

Laminated plaster suspended ceilings in all rooms of the house and accessible where the A/C and ventilation machines are located.

Ceilings are finished in smooth white acrylic paint.



## • Interior carpentry

The entrance door to the house will be armoured, with a white finish inside and outside in combination with the finishes in the common areas. Equipped with a chrome-coloured knob and fittings, peephole and security lock.

The interior doors are lacquered in white with horizontal grooves and plain, satin chrome-coloured handles.

The bedrooms specified on plan, depending on type will be equipped with modular closets with white lacquered hinged doors and horizontal grooves, lined on the inside with a textured finish, a luggage compartment shelf and a hanging bar.

## • Kitchen Units and Electrical Appliances

The kitchen comes fitted with spacious low and high cabinets with a top-quality compact quartz material countertop. The single-basin counter-top sink has a mixer tap.

Household appliances are supplied by the brand BOSCH and will include:

- Built-in or decorative extractor hood depending on type.
- Induction hob.
- Electric oven finished in stainless steel.
- Built-in stainless steel microwave.
- Three and four bedroom dwellings will have an oven and microwave tower.



## • Sanitary ware and taps

The main bathroom comes with a single sink integrated into the vanity unit, the toilet is white vitrified porcelain and the shower tray is also white.

The secondary bathrooms are supplied with a single wall-hung sink, the toilet in white vitrified porcelain and the bathtub is in white enamelled steel.

All taps have a chrome-plated finish and come with a mixer-tap action and jet economizers, the shower tap in the main bathroom is thermostatically controlled.

As an additional accessory the bathroom mirrors are supplied.

## • HVAC and Hot Water

Domestic hot water is produced through an individual aerothermal machine which is installed.

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



## • B energy rating

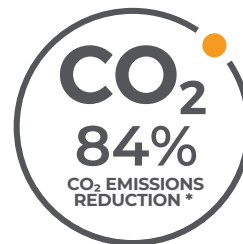
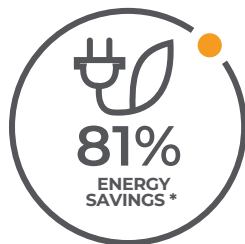
- Homes have a B energy rating resulting in a decrease in CO<sub>2</sub> emissions and a significant reduction in the building's energy demand (heating, cooling and hot water).

This energy performance rating is for information purposes only and is provisional and subject to change at the design stage.

This rating is achieved by adopting the following measures:

- Greater thermal insulation obtained by improving the thermal envelope, improving the insulation of the façade, thermally treating the edges of the floor structures, as well as the carpentry.
- DHW production through an individual Aerothermal system:
  - Higher performance than conventional boilers.
  - Lower fuel consumption.
  - Lower CO<sub>2</sub> emissions.
  - Longer equipment life.
- Home ventilation, 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 result in a decrease in energy consumption for DHW preparation and thus a decrease in CO<sub>2</sub> 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 energy saving calculation of a typical 95m dwelling with a C rating compared to an F rating reference home, in accordance with the "Energy Efficiency Rating of Buildings" published by the Institute for Diversification and Saving of Energy (IDAE) in July 2015, and other regulations that complement and/or could replace it.

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

## • Electricity and telecommunications

The rooms come with top-quality, white, mechanisms, sufficient to guarantee optimal use of each of the rooms that make up the home. On terraces, a watertight electrical socket and lighting fixture are provided.

The homes will have television, FM and telephone sockets in all the rooms, except in the bathrooms and toilets.

Likewise an electronic video intercom opens the access doors.

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



## • Plumbing

Each home will have a main water shut-off valve inside, and one for each of the wet rooms.

On the front terraces of the houses on the ground floor there is a water connection with a tap.

## • Communal Areas

The project has a pleasant swimming pool for adults and children, with a large solarium area. Additionally, it also has a social-gourmet room, a children's playroom, toilets and a fully equipped gym.

The project has also included a playground, where younger children can enjoy themselves.

With security in mind, the development is gated, with concierge access control.

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

The development will consist of a cardio-protected space in communal areas, consisting of the installation of an external Cardio Guard Systems 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

The building has a garage for vehicles with an automatic door operated with remote control. The garage is accessed directly by lift from the dwelling, via the entrance halls.

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



## • Main Entrances

Inside the main entrances an attractive combination of materials, flooring with a recessed mat at the entrance and a selection of details, provide the main entrances with pleasant spaces for accessing the homes.