



Building Specifications

Building Structure

The structure of the building will be made of reinforced concrete using a system of slabs, walls, pillars and truss floors. It will be constructed in accordance with current regulations and supervised by an independent control body to ensure maximum durability.

Terraces of sufficient size will have a reinforced structure compatible with the installation of an outdoor jacuzzi or spa.

Roofing

The roofs will be plain, constructed on the structure by forming slopes, with a multi-layer asphalt waterproofing system, a protective layer over the waterproofing, thermal and acoustic insulation, insulation protection and finally a finishing layer, which will be gravel in areas not accessible to traffic or intended for maintenance, and porcelain paving in areas accessible to traffic and on the terraces of the various dwellings.

Façades

The façade is a fundamental element of the building envelope and will be constructed using an enclosure consisting of an outer layer of perforated ceramic brick, thermal and acoustic insulation using sprayed polyurethane, an air chamber, an inner layer of 7 cm large-format ceramic brick and an interior coating of plaster.

The planned finish for the façades will be cement mortar finished with white elastomeric paint, or natural stone cladding, as appropriate.

Divisions Between Housing Units

The walls between each of the dwellings will be constructed using a multi-layer system consisting of a double layer of large-format ceramic bricks separated by acoustic insulation, all of which will be installed on a flexible support to minimise the possible transmission of noise or vibrations between neighbours.

The horizontal elements between dwellings will feature a floating slab of self-levelling mortar on a flexible layer, providing maximum sound insulation and comfort.

Partition Walls

The dividing elements inside each dwelling will be constructed using large-format ceramic bricks and covered with the appropriate finish in each case.

All partitions will be supported on flexible strips, thus ensuring optimal sound insulation between the different rooms of the dwelling.

Exterior Carpentry

The exterior carpentry will be made with thermal break aluminium profiles, made by CORTIZO or equivalent, lacquered in anthracite grey, fitted with high-performance double glazing with solar control film.

Due to their heavy weight, the larger glazed windows will be fitted with lift-and-slide mechanisms for greater user comfort. The smaller windows will generally be casement and tilt-and-turn windows, with some sliding windows where necessary.

All living room and bedroom windows will have motorised aluminium blinds in the same colour as the carpentry, with built-in thermal and acoustic insulation. These blinds will be self-locking security blinds in those ground floor living rooms where this has been deemed necessary.

Interior Carpentry

The interior doors will be made of wood with a white finish, with smooth satin chrome handles, fitted with weatherstripping, frames, door stops and lacquered wooden trims.

The built-in wardrobes, generally in the master bedroom, will be modular, with white-finished wooden sliding doors and smooth fittings, lined with melamine-veneered chipboard and fitted inside with a luggage rack, hanging rail and drawer unit.

Access Doors for Dwellings

The entrance door to the dwellings with access from common areas will be made of reinforced wood with a plastered finish, a security lock and stainless steel fittings.

Ground floor dwellings with direct access from the private garden will have an aluminium entrance door with safety glass, equipped with adjustable venetian blinds.

Wall Finishes

The interior walls of the homes will be finished with a continuous coating of plaster. The finish will be light-coloured paint (RAL 9010).

The bathrooms will be tiled with large Marazzi porcelain tiles or similar, with a different decorative model for the shower base.

Flooring

The different floor coverings will be laid on floating slabs to improve sound insulation and minimise impact noise and/or vibrations.

The interior flooring of the homes will be vinyl with a wood-effect finish, with built-in impact insulation and fitted with insulation and skirting boards made of white lacquered water-resistant MDF board around the perimeter.

The bathrooms and private terraces will have large Marazzi or similar porcelain stoneware tiles, with the terrace model being non-slip and suitable for outdoor use.

Interior Staircases

They will be constructed of reinforced concrete and finished with wood-effect vinyl flooring installed over impact-resistant insulation.

The railing will be made of large-format bricks finished with a continuous coating of plaster and paint.

Suspended Ceilings

The entire dwelling will have a smooth suspended ceiling made of continuous laminated plasterboard panels, finished with two coats of light-coloured paint (RAL 9010), also equipped with a cove moulding for indirect lighting using LED strips and a curtain rail along the entire front of the living room façade.

In bathrooms and areas where air conditioning and ventilation equipment has been installed, a removable or accessible system will be installed for maintenance purposes.

Sanitary Ware and Taps

The bathrooms will have white vitrified porcelain sanitary ware, with a Duravit wall-hung toilet on a Geberit frame or similar and a washbasin integrated into a wooden cabinet.

All taps will be Hansgrohe or similar with a chrome finish, single lever operation and flow restrictors. The shower taps will be thermostatic with a shower head and hose.

The shower tray will be white mineral-filled, with a glass screen consisting of a fixed or sliding system, depending on the layout of the bathroom fixtures.

Additional accessories include bathroom mirrors with lighting and an anti-fog system, and an electric towel rail will also be installed in each bathroom where space allows.

Lighting

The homes will be delivered with LED lighting via recessed spotlights, lighting via hidden LED strips in the living room cove lighting and wall lights in outdoor areas. This lighting will be dimmable in the living room and master bedroom.

The master bedroom will also have a light point for a pendant light with a separate switch above each of the bedside tables.

Hot Water Production

All homes will have individual domestic hot water production equipment using an aerothermal system with a storage tank, depending on the needs of each type of home, thus achieving optimal energy efficiency values.

Air Conditioning and Air Renewal

A high-efficiency, concealed hot/cold air conditioning system is planned for installation in the false ceiling of the bathroom or storage room, as appropriate.

The air conditioning is distributed through ducts with supply and return grilles in the living room and bedrooms. The temperature is controlled by an adjustable thermostat located in the main room.

All homes will have an individualised mechanical air renewal system with a concealed extractor fan above the false ceiling in the bathroom and a system of pipes and grilles in the bathrooms and kitchen.

Electricity and Telecommunications

The rooms feature top-quality white mechanisms (Simon 270 narrow key model). The terraces are equipped with a waterproof electrical outlet and wall lighting.

The homes will have television, FM and telephone sockets, as well as the option of maximum capacity fibre optic connection. There is also an electronic video intercom for opening the external access doors and a communal satellite dish for proper reception of satellite channels.

Kitchens

The dwelling will be equipped with a premium kitchen, comprising SIEMENS or similar built-in appliances, wooden furniture with laser edge banding technology, doors with concealed Palma Touch (PET) handles, hinges and mechanisms with built-in brakes, porcelain worktops, LED worktop lighting, induction hob and high-performance extractor hood.

Private Garden

Homes with private gardens will have natural soil fill and topsoil finish, with access to homes via prefabricated concrete stepping stones.

Garages and Storage Rooms

The building has a garage for vehicle access with an automatic door operated by remote control. The garage and storage rooms can be accessed directly from the lift or communal staircase via security lobbies.

The garage will have trowelled concrete flooring throughout and stamped concrete on the access ramp, and will also be pre-installed for electric vehicle charging in accordance with current regulations.

The storage rooms will be delivered with cement mortar finish on the walls and painted in a light colour, and polished concrete or ceramic tile flooring, as appropriate. They will also have doors equipped with ventilation grilles and a mechanical air renewal system where required by regulations.

Energy Rating

Thanks to its outstanding architectural design and appropriate construction solutions, the building has been awarded the highest energy rating (A), meaning it offers optimum energy efficiency.



Common Areas

Inside the entrances, as well as in the exterior transit areas, we find a careful combination of materials, large-format porcelain flooring, and a selection of details that give the common areas a pleasant access space to the homes.

Elevator

The building will have an electric elevator connecting the various floors leading to the apartments with the basements. This elevator will have automatic stainless steel doors and will be suitable for use by people with reduced mobility.

Community pool

A fully equipped communal pool is planned for the enjoyment of the owners of both buildings. It will also feature outdoor showers, changing rooms, and a stretching room.

The pool and paving of the poolside area will be finished with high-quality, large-format porcelain tiles, with safety glass enclosures around the perimeter of the pool area.