



Structure

Reinforced concrete structure, according to project specifications, complying with the building's technical standards and applicable building code.

Roofs

Flat, walk on roof with waterproofing, thermal insulation and finished technological platform for outdoors on private solarium terraces and rooftop community.

Facade

Exterior facade with innovative design, combining area of natural stone slabs, with areas of mortar lining and lacquered aluminium slats, depending on the project details. Thermal and acoustic insulated above the requirements of the technical building code

Exterior carpentry

Top quality exterior carpentry made of aluminium with a thermal break, tilt-and turn or sliding system according to the rooms, with double glazing installed with dehydrated air chambers and motorised blinds in large windows.

Interior carpentry

Reinforced front door with security lock.

Practical or sliding interior doors, smooth and lacquered from floor to ceiling.

Top quality interior handles with locks in the bedrooms and bathrooms. Fitted, floor-to-ceiling wardrobes with smooth, lacquered doors, interior lining, luggage compartment, drawers, hanging rod and interior LED lighting.

Partitions

Separation between residences and common areas with 6" sound-resistant brickwork, self-supporting veneer on both sides with thermoacoustic insulation and double laminated gypsum board.

Interior divisions using self-supporting laminated plasterboard with internal insulation for better acoustic, thermal and RF insulation.

False ceiling of laminated plasterboard in corridors and wet areas.

Lavatory ceilings are waterproofed to house HVAC fittings.

Flooring

Choice of floor finish in apartment interiors between three options: raised, aged oak wood parquet, ivory cream marble or Porcelanosa ceramic parquet.

Porcelanosa porcelain stoneware flooring of the highest quality in kitchens and bathrooms, with possibility of choosing ivory cream marble in bathrooms.





Wall cladding

Wall surfaces in wet areas in bathrooms with top quality Porcelanosa ceramic tiles, with the possibility of choosing ivory cream marble.

Rest of the housing walls, finished with smooth plastic paint. In kitchens, this finish will be alternated with Silestone surfaces in the area between the kitchen fittings, giving continuity to the worktop.

Bathroom fixtures

Vitrified white porcelain sanitary ware, with suspended toilets and bidets, all of the highest quality.

Shower tray or bath with glass partition.

Taps with single-lever action, aerator to reduce water consumption and Hansgrohe chrome finish.

Hansgrohe recessed thermostatic control in showers and baths.

Backlit mirror in main bathroom.

Heating and Ventilation

Air conditioning, heating and hot water supplied by energy efficient heated air system in compliance with the CTE.

For the perfect combination of underfloor heating and ducted air conditioning.

Individual, double flow mechanical ventilation system, adding comfort to the dwelling and increasing energy savings, as aspirated air from the outside is pre-treated to avoid a temperature contrast with air in the dwelling.

Electrical Installation and Telecommunications

Community TV installation adapted for DTT signal reception in all rooms except bathrooms and toilets.

Video controlled access to the complex and doorways.

Home automation system with touch screen and app management, equipped with:

- Centralised lights on/off control.
- Motorised blinds.
- Centralised on/off control of air conditioning.
- Configurable and expandable for the control of multiple house facilities, according to future needs of the customer.

Kitchens

Top quality kitchen fittings with a straight or curved front according to type.

Drawers, drying racks, cutlery draws, bins for recycling and removable tap.

Silestone worktop and kitchen front.





Building specifications 3

GENERAL MARVÁ·3

SIEMENS home appliances, including induction hob, extractor hood, pyrolytic oven*, microwave*, fridge-freezer, dishwasher and washer-dryer.

The kitchen will also have osmosis equipment installed to increase drinking water quality.

Atelier housing exterior

Pools lined with glass tiles and white stone facade. Composite wood floors or non-slip ceramic parts for exterior and washed gravel in the garden areas.

Common areas

Doorways

Flooring in common areas, doorways, entry ways for access to dwellings in tiled floor of marble or natural stone.

Solid wood interior doors with central mullion, panels of wood and glazed. Wooden base according to design and hidden LED perimeter lighting.

Surfaces of washable smooth paint combined with vinyl and/or wood panelling. Access control and closed circuit television with surveillance cameras.

Stairs and Landings

Stairs flooring in marble or natural stone.

Lifts

Famous brand electric lifts without machine room, personalised signage, decorated car and automatic doors with high end finishes.

Garages

Continuous trowelled pavement of cement and quartz.

Special paint for marking, signage and parking places.

Perforated corrugated sheet metal surface over hidden studs.

Function room

Ceramic flooring, mirrored fronts and/or coating in vinyl paper and smooth paint.

Exclusive area for social life inside the building, with air conditioned room and fully equipped with kitchen and designer furniture.

The room connects to a garden for exclusive community enjoyment.

Gymnasium

Air-conditioned, well equipped centre dedicated to physical exercise.

Rooftops

Walk-on roof terrace with solarium area.

Outside pool with vitreous tile material and white stone facade.

Shower area.

*Except for the 1-bedroom apartments These will have microwave oven installed, instead of a pyrolytic oven and separate microwave.

