

BUILDING SPECIFICATIONS

FOUNDATION AND STRUCTURE

Reinforced concrete foundation and structure, according to the project specifications and the CTE.

FACADE AND EXTERNAL CARPENTRY

Exterior facade cladding with innovative design, made with Architectural Concrete panels, combined with brickwork areas finished in plaster. This is all internally covered by self-supporting partitions of double-ply laminated gypsum and thermo-acoustic insulation which represent an improvement on the CTE required standards.

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.

MASONRY

Separation between residences consists of 6" brick partitions and self-supporting, double laminated plasterboard partitions and thermo-acoustic insulation.

The interior partitions in the apartments are of a self-supporting system of metallic profiling, insulation and double laminated plasterboard.

False ceilings in the kitchen, bathrooms, corridors and passageway areas

HOUSING WALL SURFACES

Wall surfaces in wet areas in bathrooms with top quality Porcelanosa ceramic tiles, with the possibility of choosing between different options.

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

HOUSING FLOORS

AC5 suspended laminate flooring to choose between three finishing options with white lacquered skirting board.

In kitchens and bathrooms, top quality Porcelanosa porcelain stoneware floor.

Terrace exterior of porcelain stoneware flooring.

INTERIOR CARPENTRY

Reinforced front door with security lock.

Practical white lacquered interior doors, some sliding according to rooms.

Fitted floor-to-ceiling wardrobes, with practical doors with the same finish as the passageway doors, lined on the inside with shelves and a hanging rod.

BATHROOMS, TAPS AND ACCESSORIES

Porcelanosa vitrified porcelain toiletry ware of the highest quality.

Fitted bathroom cabinet with washbasin, with high quality ceramic surface and a mirror in the main bathroom.

Taps with single-lever action, aerator to reduce water consumption and Hansgrohe chrome finish; thermostatic control in showers and baths.

KITCHENS

Kitchen furniture with high and low large capacity modules, according to type of housing, with laminate finish, Silestone worktop, led lighting with remote control and plastic bin waste management system.

Different colours available.

Fully fitted kitchen with oven, microwave, touch control ceramic hob, extractor hood, integrated dishwasher and large capacity refrigerator, all Balay brand.

HEATING AND VENTILATION

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

Air conditioning system with heat pump.

Individual mechanical ventilation system with humidity control fans.

ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

Community TV installation adapted for DTT signal reception, with sockets in living room, kitchen and bedrooms.

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.
- Configurable and expandable for the control of multiple house facilities, according to future needs of the customer.

DOORWAY AND COMMON ELEMENTS

The doorway and the common areas of access to the housing will be constructed of high quality noble materials, carefully combined to enhance aesthetics.

LED lighting in doorways and stairwells, with motion sensors.

HOUSING COMPLEX

Closed complex with security gatehouse, paved areas, exterior lighting, cycle racks and various rooms for community use.

Recreational area consists of outdoor pools with purification systems and children's play area.

