

TECHNICAL SPECIFICATIONS

FOUNDATION AND STRUCTURE

Foundation of concrete slabs and/or piles, with reinforced concrete structure, according to project specifications and CTE.

FACADE AND EXTERNAL CARPENTRY

Exterior facade cladding with innovative design, made with high quality materials to achieve the thermal and acoustic insulation objectives of the CTE.

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 thermoacoustic insulation.

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

False ceilings in the living room, kitchen, bathrooms, corridors and passageway areas.

HOUSING WALL SURFACES

Wall surfaces in wet areas in bathrooms with top quality Porcelanosa ceramic tiles.

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

Possibility of choosing the floor in the interior of house between floating laminate flooring (two finishing options) or Porcelanosa porcelain stoneware flooring, both 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

Jacob Delafon vitrified porcelain toiletry ware of the highest quality with top quality ceramic surface washbasin and bathroom cabinet.

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, with laminate finish and Silestone worktop.

Fully fitted kitchen with oven, microwave, touch control ceramic hob, extractor hood, washing machine, dishwasher and large capacity refrigerator, according to the type of apartment.

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 kitchen, bedrooms, terraces and living room.

Video controlled access to the complex and doorways.

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

- Centralised light on/off control.
- Motorised blinds.
- Configurable and expandable for the control of multiple apartment facilities, according to future needs of the customer

DOORWAY AND COMMON ELEMENTS

The doorway and the common areas of access to the apartments will be constructed of high quality materials, carefully combined

to enhance aesthetics.

LED lighting in doorways and stairwells, with motion sensors.

HOUSING COMPLEX

Gated complex with landscaped green areas, with automatic watering and outdoor lighting.

Recreation area composed of outdoor pools for adults and children with purification system, two padel tennis courts and a gym with sauna facilities.