

BUILDING SPECIFICATIONS



Foundation and Structure

- Structure composed of reinforced concrete slabs.
- Foundation through footings and tie beams according to regulations.



Roof

- Solarium roofs will be flat. They will be executed with slope formation, waterproofing, insulation, and exterior finishing.



Private Plot Fencing

- Private plot for each residence.
- Plot enclosure with concrete wall or blocks and metal fencing on a low wall for the upper part.
- Sliding gate for vehicles.
- Internal parking area.
- Garden finishing with artificial grass, gravel, ceramic pavement as per project.



Façade

- Façade composed of ceramic block wall.
- Finished with ceramic cladding and single-layer mortar coating finished with acrylic paint.
- Pergola covered with wood imitation aluminium.
- Residence lined with laminated plasterboard and thermal insulation.



Partition Walls

- The interior partition walls of each residence are executed with large format ceramic bricks.



Exterior Carpentry and Glazing

- Exterior carpentry of aluminium profiles.
- Double glazing with air chamber.
- Windows and doors can be hinged or sliding.
- Motorised blinds in bedrooms.



Interior Carpentry

- Armoured entrance door to the residence, with steel structure and pre-frame, locking device, double security lock, anti-leverage hinges and peephole.
- Lacquered interior doors.
- Built-in wardrobes lined to ceiling and/or space for dressing room lined with textured material.



Bathrooms and Plumbing

- Top-quality embedded porcelain sanitary ware in white colour.
- Shower area made with resin tray.
- Black single-lever faucets.
- Installation of vanity unit with sink in bathrooms.



Flooring, Tiling, and Finishes

- Ceramic flooring throughout the house, including the kitchen area.
- Top brand stoneware tiling in bathrooms.
- Smooth washable plastic interior paint in the rest of the residence.
- False ceiling throughout the residence. Continuous with laminated plasterboard panels throughout the residence. In the toilet, removable plasterboard panels.



Kitchen

Equipped with:

- High and low cabinets.
- Compact resin or granite countertop, including kitchen backsplash.
- Island included.
- Induction hob, extractor hood, oven, microwave, refrigerator, dishwasher and stainless steel sink with chrome single-lever faucet. Whirlpool appliances.

UPGRADE AVAILABLE:

- Siemens appliances.



Climate Control

- Unitary system DHW and climate generation. The air conditioning installation will be carried out through ducted heat pump in false ceiling with supply grilles in living room and bedrooms. A thermostat will be installed in the living room. Domestic hot water supply system through aerothermal energy.
- Underfloor heating in bathrooms (except in dwellings E2 and E3)

UPGRADE AVAILABLE:

- Underfloor heating throughout the residence.



Electricity and Telecommunications

- Electrical installation according to REBT (Regulations for Low Voltage). Top-brand mechanisms.
- Basic telephone installation, cable telecommunications, digital TV.
- Outlets in living-dining room, kitchen, and in all bedrooms.
- Pre-installation for electric vehicle charging.
- TV and TF outlets in living room, kitchen, and bedrooms.
- Pre-installation for photovoltaic panels.



Residential Complex

- Residential complex completely fenced perimeter, with video intercom, according to project design.
- Vehicle access through automatic gate with remote control.
- Lighting with beacons and wall sconces with LED lighting.
- Common circulation area resolved by:
 - Combination of cobblestones, asphalt, and printed concrete effect cobblestone in pedestrian and vehicular streets.

EXTRAS:

- Infinity pool according to project location.
- Jacuzzi on rooftop solarium in specific residences.



Energy Rating of the Project