

# BUILDING SPECIFICATIONS

ONE80  
— COLLECTION —



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AVANTESPACIA

Your home is more

## FOUNDATION, STRUCTURE, AND ROOF

- The foundations and structure are made of reinforced concrete, in compliance with current regulations and under the supervision of an external technical control body.
- The roofs are flat, waterproofed, and thermally insulated according to the requirements of the Technical Construction Code.

## FAÇADES

- The façades of the homes are made up of double brickwork with an air gap and interior insulation. The outer face has an even finish in light colours. This system guarantees a high level of thermal and sound insulation.

## EXTERIOR JOINERY

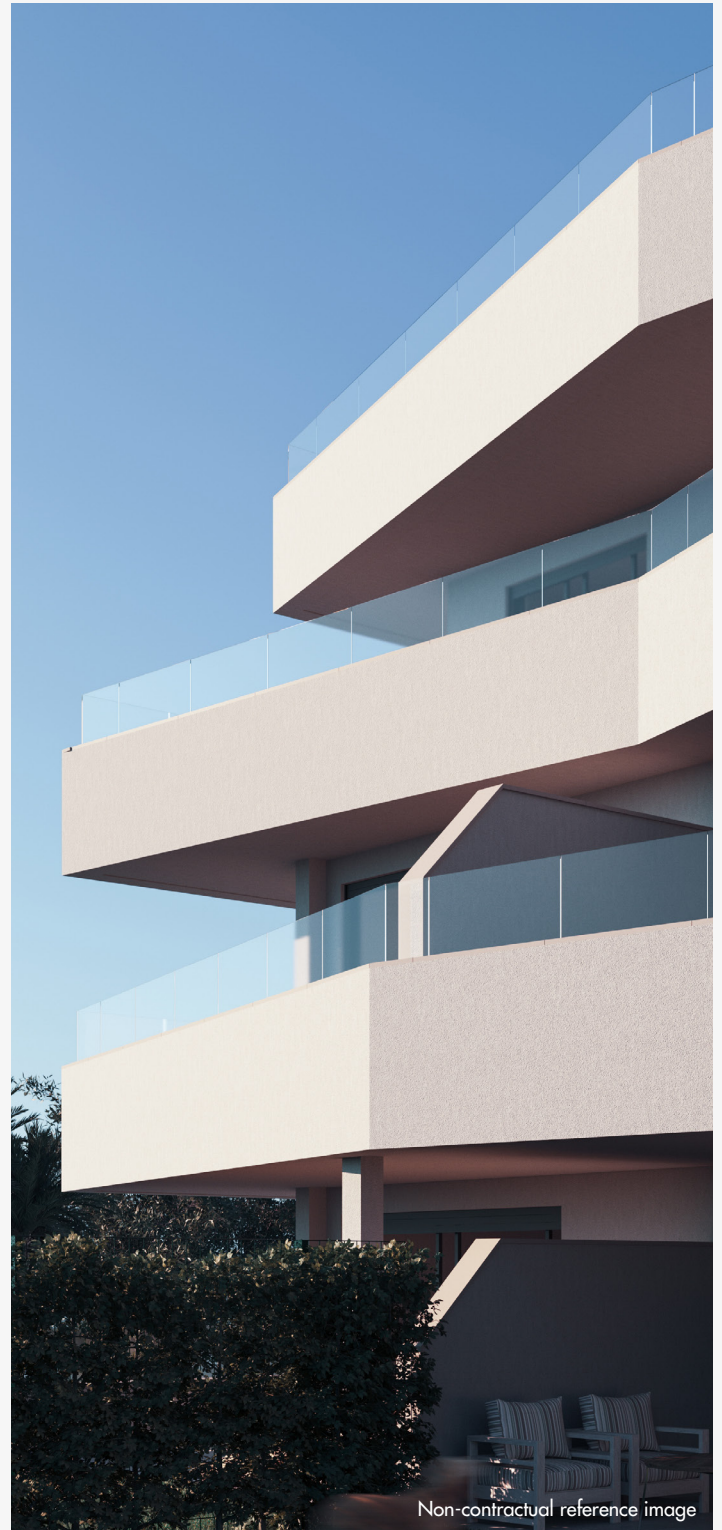
- Exterior joinery is made of lacquered aluminium with thermal bridge break with double glazing and air gap, which adds to the thermal and acoustic comfort of the living space.
- Blinds are installed in the living room-kitchen and bedrooms.

## INTERIOR JOINERY

- The entry door is reinforced, smooth, and lacquered. It has anti-levering hinges, safety lock, peephole, and smooth satin chrome knob.
- Interior doors in the homes are smooth, lacquered in white, and have satin chrome handles, in a very modern style. The bathroom doors have locks on the inside.
- The hallway doors have clear glass windows.
- The built-in cupboards are modular, with plain white lacquered sliding doors; they are lined with textured finish boards.
- The bedrooms have railings for hanging clothing, chest of drawers, and storage shelf.

## INTERIOR PARTITIONS

- Interior dividing walls are made of plasterboard and interior insulation. This building method improves the home's thermal and acoustic insulation.
- Homes are separated by brick walls lined on both sides with plasterboard and insulation.



## PAINTS AND CEILINGS

- The paint covering the horizontal and vertical wall surfaces inside the homes is smooth plastic paint, combining with other finishes.
- The ceilings are lined with laminated plasterboard to ensure a smooth finish and flush with other wall surfaces. Access points will be installed where necessary to access installations.
- False ceilings in the shared bathrooms where the air conditioning unit is located shall be removable to allow access.



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## KITCHEN

- The kitchen is delivered with top and bottom cabinets in white and a compact quartz countertop. The same material is used for the wall between cabinets. The other walls are painted.
- The following **BOSCH** appliances are provided: combi fridge, washing machine, built-in dishwasher, induction hob, electric oven, and retractable extractor hood.
- There are downlights embedded in the ceiling.

## BATHROOMS

- The bathroom walls are covered in top quality tile.
- The toilets are made of white glazed porcelain and the shower trays are made of resin.
- The showers have thermostatic taps of the brand **HANSGROHE**.
- The bathrooms are delivered with built-in sinks and **HANSGROHE** single handle taps.
- Electric radiator towel rack installed.
- The bathrooms have downlights embedded in the ceiling.
- The equipment is completed with screens for all the showers and mirrors with built-in lighting.



Non-binding reference image

## FLOORING

- The floor throughout the home is wood-effect tile with white lacquered skirting, except in the bathrooms.
- The outside terraces and sun rooms are paved with the same type of tile as inside the home to provide continuity.



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## CLIMATISATION AND DOMESTIC HOT WATER

- To produce clean hot water, heating, and cooling, a sustainable and efficient option has been selected, using AEROTERMIA machines, a multi-area system that uses energy from the air to air condition spaces. It is a highly efficient and high-performance system classed as renewable energy by European regulations. A storage kit is installed to provide clean hot water in the home.
- Air conditioning is achieved using two inside units according to the type of home and a network of tubes in the false ceiling, with intake and output grilles in the living room and bedrooms.

## ELECTRICITY AND TELECOMMUNICATIONS

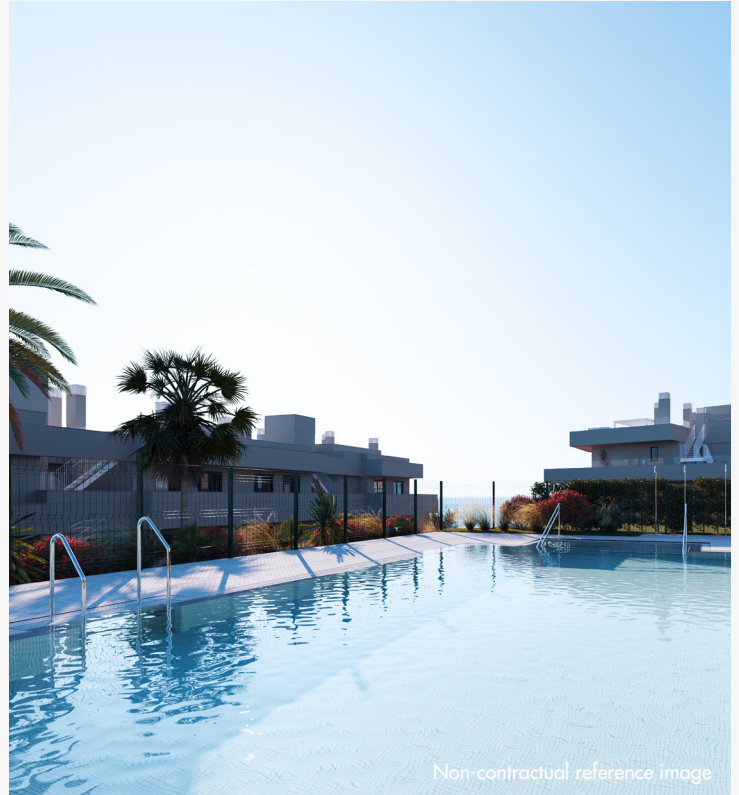
- The electrical installation in all homes is carried out according to the Low Voltage Regulation, with modern electrical mechanisms.
- Living rooms, bedrooms, and kitchens have telecommunication outlets in accordance with current regulations.

## VENTILATION OF THE HOME

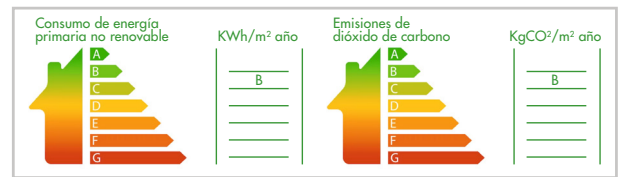
- Home ventilation system in the homes to maintain good interior air quality in line with current regulations.

## SHARED AREAS, INSTALLATIONS, AND OTHERS

- Fully enclosed and fenced development with gardens and irrigation system, local species, and power-efficient LED lighting.
- Outside pool in shared development with saline chlorination and interior lighting.
- Equipped gym.
- Digital parcel delivery area and concierge.
- The home gardens are delivered with topsoil and and/or artificial lawn, depending on the type.
- The entrance gates are decorated according to the design of the building, and they employ a careful combination of materials.
- Automatic colour video intercom with terminal in entrance hall.
- The building has lifts accessible to people with reduced mobility, which also provide access to the garage using a key.
- The garage has active ventilation, carbon monoxide detection and control, as well as fire protection and emergency lighting, in compliance with current regulations. Polished concrete pavement with space markers.
- It also has a pre-installation for electric vehicle charging, in compliance with the REBT regulation.



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The Project's energy efficiency label will be available prior to signing the property purchase agreement.



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We build in compliance with the Technical Code for Construction and applicable regulations.

DEVELOPER'S SIGNATURE

CUSTOMER'S SIGNATURE

AVANTESPACIA

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NOTE: The information in this document may be subject to change for technical, commercial or legal reasons. The images of the spaces provided by our suppliers are only to illustrate the materials and finishes in question and do not represent the final appearance of the homes in the development.