

Summary of specifications

• Structure

The structure of the building is made of reinforced concrete. An independent technical control body guarantees the perfect execution of the structure, which is also covered by a ten-year insurance policy.



• Façade

The façade of the building has its own image and identity, with exterior clad brickwork.

• Exterior Carpentry

The exterior carpentry will be of PVC or lacquered aluminium with thermal break. The double glazing with an air chamber significantly reduces the hot-cold energy transfer and exterior noise, ensuring optimum interior comfort.

Bedroom windows have aluminium shutter-blinds lacquered in the colour of the carpentry.



• Partition walls and insulation

Homes are separated by means of traditional perforated ceramic brick partitions with laminated gypsum board on each side and with mineral wool insulation on each of the sides.

The interior divisions between different rooms in the home itself are made of laminated plasterboard with interior insulation.

For peaceful noise-free living, floor structures in the home are fitted with an anti-impact sheet.

• Flooring

The entire home has ceramic tile flooring.

Ceramic tiles have also been selected for the terraces.

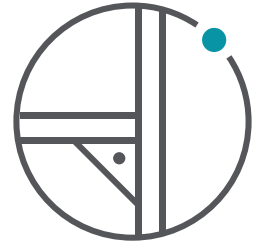


• Vertical and Horizontal Surfaces

Hall, living room, bedrooms, kitchens and passage walls have a smooth finish with light-coloured acrylic paint.

Main and secondary bathrooms have ceramic surfaces on the walls of the bathtub and shower trays; the rest of the walls have a smooth finish, with light coloured plastic paint.

The ceilings of the dwellings will be smooth and finished with white paint, except in the rooms where the air conditioning or ventilation machines are housed, which will be either removable or will have an access point for this purpose, depending on the type.



• Interior carpentry

The entrance door to the house is armoured, with a white finish on the inside, with an exterior handle, optical peephole and interior chrome handle. Fitted with security lock.

Interior doors are finished in white finish and have a handle.

Built-in closets are modular, with folding doors and finished in white, with a handle. Interiors contain a luggage shelf and hanging bar.

• Kitchen furniture and home appliances

The kitchen is furnished with high and low-level cabinets. The worktop will be made of compact material and shall extend vertically to the wall units.

Home appliances fitted include; extractor hood, oven, hob, refrigerator, dishwasher, washing machine, stainless steel sink and mixer taps.



• Sanitary ware and taps

The main bathroom comes with a white built-in washbasin cabinet and mirror. A vitrified porcelain toilet in white and a white shower tray.

The secondary bathroom comes with a white washbasin and mirror. A vitrified porcelain toilet in white and a white bathtub.

All taps have a chrome-plated finish and come with a mixer-tap action and jet economizers, shower taps in the main bathroom will be thermostatically controlled.

• HVAC and Hot Water

All homes have an individual aerothermal system for DHW production, which is considered renewable energy.

HVAC is provided by an individual ducted heat pump system that provides heat or cold to the different rooms (living room and bedrooms). Temperature control is carried out by means of a thermostat located in the main room.

Individual home ventilation using a mechanical system ensures hardly any thermal losses, as well as the quality of the air inside the house, by ventilating it properly, without the need to open the windows.

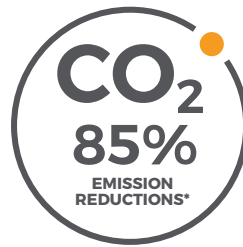
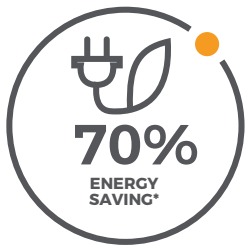


• B energy rating (emissions)

The building has a B energy rating in emissions, meaning a reduction in CO₂ emissions and a significant reduction in the building's energy demand.

This rating is achieved by adopting an improved building envelope (thermal insulation on the façades, improvements on the roof, and efficient carpentry and glass) and high-efficiency thermal installations.

This rating equates to an anticipated 70% energy savings and hence to significant economic savings as compared to a house with a F energy rating.



* Estimated energy saving calculation of a typical 95 m² dwelling with an A rating compared to an F rating reference home in accordance with the "Energy Efficiency Rating of Buildings" published by the Ministry of Industry, Energy and Tourism in November 2015, and other regulations that complement and/or could replace it.

** Guaranteed minimum saving in domestic hot water consumption (DHW) in the building as a whole, taking into account its location and the minimum occupancy values according to the current applicable standard.



• Electricity and telecommunications

Electrical installation in accordance with Low Voltage Electrotechnical Regulations. Premium quality electrical fittings.

The installation of in-home telecommunications includes sockets in the living room, bedrooms, and kitchen. Satellite dish pre-installation.

Intercom for access to the complex and main entrance doors.

Wall light fitting, electrical socket and TV aerial socket on the living room terrace.

• Communal Areas

The project has a gym with communal toilets and a community pool in an enclosed, gated residential complex.

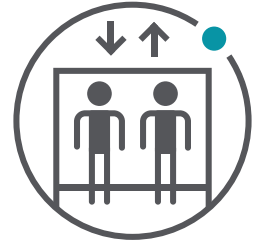
Illumination in pedestrian accesses to landings, interior paths and gardens will be low consumption lighting.

The development will have landscaped areas incorporating an irrigation system.



• Lifts

The main entrances to the homes have electric lifts with automatic doors, suitable for use by people with reduced mobility; the doors are painted sheet metal.



• Garages and storage rooms

The building has one floor below ground for garages and storage rooms. Vehicle access is through remote opening of the motorized garage door.

The garage can be accessed directly by the lift from home or in some blocks from the stairs.

Garages come with pre-installation for electric vehicle recharging in accordance with regulation (ITC) BT 52.

• Main Entrances

Inside the main entrance an attractive combination of materials, flooring with a mat at the entrance and a selection of details, provide the main entrance with a pleasant space for accessing the homes.

