

FOUNDATION AND STRUCTURE



- The structure will be executed with reinforced concrete, respecting current regulations and the CTE.
- The foundation will be executed in accordance with the results of the geotechnical study.

COVERS



- The flat roofs will be inverted guaranteeing a better thermal insulation of 100mm thickness of rigid and waterproofed sheets.
- The finish in the walkable areas will be porcelain flooring and in the non-passable areas it will be in decorative gravel with pebbles.

FACADES



ROSAL
Stones
Mediterranean at home

- Façade system with double brick sheets, 80mm thick insulation covered with single-layer mortar combined with natural stone. We work with the company Rosal Stones, an expert company in natural stone with more than 30 years dedicated to the extraction, processing and marketing of natural stone from its own quarries in the Spanish Levante, to be able to offer our customers top quality materials with specialized companies with a long history in the market.

EXTERIOR CARPENTRY AND GLAZING



- Anthracite grey lacquered aluminium exterior carpentry with thermal break with motorised shutters on balconies and double glazing 4/14/6.
- Exterior railings of transparent laminated glass on sill.

INTERIOR PARTITIONS AND INSULATION



- The interior divisions of the house will be made by means of ceramic brick sheet covered with projected plaster and smooth white paint.
- The separation between homes and common areas will be made by means of a double sheet of ceramic brick, with thermal and acoustic insulation of 50mm and acoustic band of 10mm thickness.

INTERIOR CARPENTRY



- The access door to the house will be armored with a three-point security lock with anti-lever hinges with a smooth lacquered finish.
- The doors will be in white lacquered MDF.
- The wardrobes will be modular in all bedrooms with sliding doors in white lacquered MDF with LED lighting system. The interior will be in a textile finish and will be equipped with a hanging rail, upper mezzanine and middle shelf.

KITCHEN



- Fully furnished designer kitchen with ceiling-high units and base units in a combination of Cashmier and wood colour with drawers with self-brake system.
- Removable hood.
- Quartz countertop (Silestone, Compac or similar).
- LED strip lighting on the underside of kitchen wall units.
- Undermount sink and mixer taps.

PAVEMENT



- For the interior flooring of our work on floors and bathrooms we will use porcelain from the house PERONDA, a company specialized since 1827 in the manufacture of all types of ceramic floor and wall tiles characterized by their quality and differentiation in terms of their design, which remains durable over time both for its style and for its richness in details.

peronda

CLADDING AND FALSE CEILINGS.



- False ceilings with plaster board will be installed throughout the house and water-repellent laminated plasterboard in outdoor spaces.
- The walls and ceilings of the rest of the house will be in plain white paint.

AIR CONDITIONING AND HOT WATER



johnson

- Individual ventilation system per home with heat recovery system as an energy-saving system.
- Aerothermal accumulators for the production of domestic hot water in homes will be installed as an energy-saving system of the JOHNSON brand or similar.
- Pre-installation of air conditioning by heat pump and distribution by ducts in false ceiling, with supply grilles in living room, kitchen and bedrooms.

ELECTRICITY & TELECOMMUNICATIONS



- The installation of telecommunications will be carried out in accordance with the regulations of common telecommunications infrastructures.
- Distribution of sound broadcasting, terrestrial television and satellite forecasting in living room and bedrooms.
- Access and distribution inside the home of telecommunication, telecommunication services available to the public (STDP) and broadband services (TBA) in the living room and bedrooms.
- Electricity installation according to REBT.
- Top-brand mechanisms inside homes.
- Lighting on outdoor terraces and common areas.
- Installation of video intercom at the main entrances to the residential.

PLUMBING & BATHROOMS



LAUFEN

- Bathrooms are delivered with wall-hung vanity units and mirror with integrated LED lighting.
- Glass shower enclosure with black profiles.
- Radiator- Black towel rail in both bathrooms.
- Custom-made shower tray with anti-slip treatment with high impact resistance.
- Top quality wall-mounted toilet with built-in cistern and RTMLESS system. Sanitary appliances will be white.
- Two-way thermostatic shower column, with shower head and hand shower. Washbasin with mixer tap.
- The sanitation installation will be made of PVC.
- Both hot and cold water supply pipes will be multilayer pipes, taking advantage of their resistance to any type of water, due to their low roughness and lower thermal conductivity.
- Homes with an outdoor terrace and solarium will have water connections.

FIRE PROTECTION



- Installation of fire protection in garage and common areas, including forced ventilation, fire extinguishers and equipped fire hydrants.

OUTDOOR COMMON AREAS



- Swimming pool with waterfall.
- Designer outdoor furniture.
- Covered and uncovered living areas.
- Vegetation using native species in planters in corridors and common areas.
- Automatic drip irrigation.
- Toilet for pool service.
- Communal storage room.
- Multifunctional room for community meetings.

GARAGES



- Continuous troweled concrete pavement.
- Motorized access door.
- Delimitation and identification of parking spaces by means of pavement painting.
- The car park will have a general pre-installation for charging electric vehicles in accordance with current regulations.

ACCESSIBILITY & ELEVATORS



- The building has accessible routes that connect the accesses from the public road with the access doors to the homes and the garage, including the lift.
- The residential has 2 accessible lifts that connect all floors of the building and the garages.

ENERGY RATING OF THE BUILDING



- Non-renewable primary energy consumption: B
- Carbon dioxide emissions: B

Note: The specified qualities are subject to change without prior notice, at the discretion of the Project Management, replacing them with similar or superior ones when required due to force majeure or technical problems.