



Specifications



STRUCTURE

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



FACADE

The building's facade has an elegant and avant-garde design, and features a plastered and painted exterior finish.



EXTERIOR CARPENTRY

The exterior joinery is made of aluminum or PVC; the insulating properties of these materials prevent thermal bridging from the outside. Double glazing with an air gap significantly reduces heat and cold exchange and outside noise, ensuring good comfort inside.

The blinds have thermal insulation.



PARTITION WALLS AND INSULATION

The separation between dwellings is by means of perforated solid brick partitions, lined with laminated plasterboard on each side and with mineral wool insulation on each of the faces.

The interior divisions between different rooms in the same house are of Plasterboard with internal insulation. In damp areas, the board is moisture-resistant.

To be able to live peacefully and without noise, the homes have an impact-resistant membrane in intermediate floors.



PAVEMENTS

Enlque refers to the flooring; in the areas of the entrance hall, living room, bedrooms, hallway and kitchen, it is SPC vinyl with a white veneered MDF skirting board.

A ceramic tile has been selected for the bathrooms and toilets.

The terraces are tiled with ceramic material.



VERTICAL AND HORIZONTAL WALLS

The walls of the entrance hall, living room, bedrooms, kitchen, hallway and laundry rooms are finished smooth, with light-colored plastic paint.

The bathrooms are lined with ceramic tiles and plastic paint, according to the project design.

The ceilings are made of plaster in all rooms of the house, except where the air conditioning ducts are located, which will be made of plasterboard; in bathrooms where the installation of air conditioning and ventilation machines is planned, they will have either a false ceiling with a register or a false ceiling with a register, depending on the case.

The ceilings are finished with smooth white plastic paint.



INTERIOR CARPENTRY

The entrance door to the house is armored, finished in white and has a smooth satin chrome knob; equipped with a security lock.

The interior doors are finished in white, with smooth satin chrome handles.

The wardrobes are modular in white, with hinged doors and have smooth satin chrome handles, are lined inside and have a top shelf and hanging rail.



KITCHEN FURNITURE AND APPLIANCES

The kitchens are delivered unfurnished. During the home customization period, there will be an option, at an additional cost, to have a fully furnished kitchen with appliances.



SANITARY WARE AND FAUCETS

Bathrooms are delivered with a white washbasin integrated into a vanity unit and a shower tray or bathtub (depending on the type) in white. The toilet is made of white vitreous china.

All taps have a chrome finish with single-lever operation and water-saving jets.



HEATING, AIR CONDITIONING AND HOT WATER All homes have pre-installation for air conditioning, for both cooling and heating.

During the home customization period, there will be the option —at an additional cost— to deliver the home with the air conditioning equipment already installed.



ENERGY RATING A The homes have an Energy Rating

A which represents a decrease of 2 and a significant reduction in the building's energy demand and CO emissions (heating, cooling and domestic hot water).

This rating is achieved through the adoption of the following measures:

- Greater thermal insulation achieved by improving the thermal envelope, optimizing facade insulation, improving roof insulation and separation with common areas, as well as using windows with thermal break

- The domestic hot water production facilities utilize renewable energy sources, meeting the coverage percentage required by regulations. This results in reduced energy consumption and emissions.

CO₂.

- Ventilation of homes:

- Mechanical ventilation of the home.
- Continuous ventilation of the dwelling by means of ducted extraction from bathrooms and kitchen and admission by bedrooms and living rooms.
- Carpentry with micro-ventilation position.
- Reduces energy consumption in the home compared to minimums required by regulations.

This rating translates into an estimated energy saving of 90% and consequently into significant economic savings, compared to a home with an energy rating of F.



*Estimated calculation of the energy savings of a typical 95m² usable dwelling with a B rating compared to a reference dwelling with an F rating, according to the "Energy efficiency rating of buildings" published by the IDAE and the Ministry of Industry, Energy and Tourism in November 2015; and other regulations that complement and/or may replace it.

** Guaranteed minimum savings in domestic hot water (DHW) consumption throughout the building, taking into account its location and the minimum occupancy values according to the applicable current regulations.



ELECTRICITY AND TELECOMMUNICATIONS

The rooms feature high-quality, flat-design mechanisms in white, sufficient to ensure optimal use of every surface in the home. The terraces have lighting points.

The apartments have television and telephone outlets in all rooms, except the bathrooms. They also have a video intercom system for opening the entrance doors.



PLUMBING

Each of the homes has a water shut-off valve inside.



COMMON AREAS

The project features a swimming pool, fitness area and social room, all fully equipped and for the exclusive use of the community.

The development will feature a cardioprotected space, consisting of the installation of an external defibrillator for use in case of a cardiac emergency.



ELEVATORS

The building entrances have electric elevators with automatic doors and are suitable for use by people with reduced mobility.



GARAGES AND STORAGE ROOMS

The development has surface parking with an automatic gate operated by remote control.

Pre-installation for electric vehicle charging is available according to regulations (ITC) BT 52.



PORTALS

Inside the portals we find a combination of materials and details that create a pleasant and elegant access space to the homes.