

Building Specifications

Building

Interiors

Installations

Finishes

Customisation

Common Areas



Foundations and structure

The foundations and structure are built using reinforced concrete according to regulations.

An independent Technical Control Body (OCT) will ensure the structure is executed perfectly.



Façades

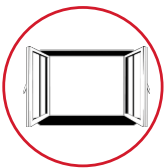
The façade has a continuous coating and alternating white and grey sections. Balconies have standard barriers with railings and glass, as per the architectural design.

The façade has a continuous finish made of brick with a double layer of insulation and an air gap, finished on the inside with a layer of laminate plasterboard on a metal frame.



Roofs

Flat roofs with water-proofing based on a double layer, with thermal insulation above the housing areas. Areas on which it is possible to walk will be finished with outdoor ceramic.



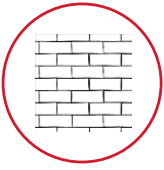
External joinery

Lacquered aluminium windows in colour with break in heat bridge, double glazing with air gap and low emissivity according to orientation.

The bedroom windows are tilt-and-turn windows and have lacquered aluminium shutters.

Joinery on the balconies according to architectural design.

The access doors to the outside of the homes are folding or sliding doors, as applicable.



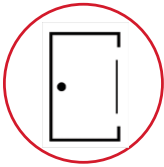
Separation between homes and partitions

The homes are separated by brick walls and plaster, with laminate plasterboard cladding on both sides and mineral wool insulation, in order to ensure excellent thermal and acoustic insulation.

The homes and common areas are separated by brick walls with laminate plasterboard cladding and mineral wool on the side facing into the home and coated with plaster in the common areas.

The home interiors are divided with self-bearing laminate plasterboard partitions mounted on galvanised frames. Partitions used for separating spaces with different uses also have a mineral wool centre.

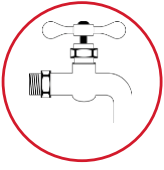
False ceilings are made with laminate plasterboard anchored to metal frames.



Interior joinery

Reinforced main door finished in white on the inside with design according to interior joinery. Internal doors finished in white.

The wardrobes have sliding or folding doors according to drawings matching the interior doors. The smaller wardrobes have folding doors. Wardrobes has interior lined, a hanging rail and top shelf.



Plumbing and bathroom fixtures

Plumbing fixtures made of cross-linked polyethylene.

Ceramic bathroom fixtures with Roca mixer taps (sink and toilet).

Shower tray installed in the main bathrooms. The second bathrooms have a bathtub, except for those where it is not possible due to size or layout.



Air conditioning, heating and hot water

Pre-installation of air conditioning through air supply grilles in living room and bedrooms.

Hot water is produced by a gas boiler in each home. Hot water production is aided by a solar energy system.



Electrical and telecommunications installation

Electrical installation according to the Low Voltage Electrotechnical Regulation.

Automatic intercom for entering the property.

Telecommunications installation according to the Infrastructures Regulation, with television and telephone sockets in the living room, kitchen and bedrooms.

The telecommunications installation uses a shared antenna.



Kitchen

Walls are finished in ceramic tiling.

The kitchen is delivered furnished with wall and floor units, a laminate countertop, equipped with glass ceramic, oven, and extractor fan leading out to the roof, as well as metal sink with mixer tap.

In the independent kitchens, separated from the living-rooms, a porcelain stoneware coating has been chosen for the pavement. In typologies with built-in kitchens, laminate flooring similar to that of the rest of the house, but suitable for humid areas, has been chosen.



Bathrooms

Ceramic used for walls and porcelain stoneware on the floor.



Hallway, living room and bedrooms

Laminated flooring is used in these areas with white skirting.

The walls in the living room, hallways and bedrooms are finished with colour emulsion paint; the ceilings in the bathrooms and kitchen are finished with plaster paint.

All the flooring in the home is installed on an anti-impact sheet.



No-cost improvements

You can choose the colour of the floor in the hallway, living room and bedrooms, the paint, the porcelain flooring in the kitchen and the composition of the tiles and flooring in the bathroom from among the proposed models.

It is also possible to request switching the bathtub for a shower tray up to a certain point in the works.

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Improvements for an additional cost

You can customise the following at a cost:

- Installation of air conditioning machines with heat pump.
- Improved kitchen.
- Improved kitchen with all appliances.

Common Areas

These building specifications may be changed due to discontinued products, difficulties in obtaining materials, or improvements to the described materials.

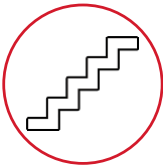


Underground floors

Installation of forced ventilation and fire protection.

Motorised vehicle access door with radio control system and opening and closing managed with smartphone-based Parkingdoor.

Pre-installation for future installation of power outlets for electrical vehicles according to regulations.



Entrances and stairs

Entrances designed with porcelain flooring and a combination of decorative materials on vertical faces providing a modern and up-to-date feel.

Floors, stairs with steps and landing made using stoneware and walls painted with emulsion paint.

The entrances have electric lifts with automatic doors suitable for people with reduced mobility. Stainless steel doors installed on the ground floor.

Development



Closed planning with large green areas and indoor as well as open-air leisure spaces.

Open-air green common areas with different purposes, including play area, leisure area, and sports track. Indoor common areas above with children's climbing wall, games area, street workout, and wifi areas.

Kids' pool and adult pool, with surrounding solarium on paved floor and grass.

Installation of motion-activated lighting in entrances, stairs, lifts, and parking area.

Energy rating

