

REINFORCED CONCRETE STRUCTURE.

Foundation using a reinforced concrete slab. Reinforced concrete basement walls.

- Reinforced concrete structure with a waffle slab floor, in accordance with current regulations.

MASONRY AND PARTITIONS.

- Facade enclosure with 1½ foot thick ceramic block masonry, cement rendering on the inner face, thermal and acoustic insulation with 80mm thick EPS polystyrene, and an interior partition of 7 cm ceramic block.
- Interior partitioning with 7 cm ceramic blocks.

FACADE FINISHES.

- Water-repellent monolayer rendering with a scraped finish on facades and terrace parapets, featuring a two-color design.
- Laminated safety glass railings on facade balconies.

INTERIOR FINISHES.

- Sprayed gypsum plaster on vertical surfaces.
- Stretch PVC or plasterboard suspended ceilings, with a decorative ceiling tray in the kitchen.
- Suspended ceiling with removable panels in the bathroom.

ROOFS.

- Flat accessible roof, waterproofed with LBM-SBS-40 bituminous membrane, thermally insulated with 100mm thick extruded polystyrene (XPS) boards, and finished with non-slip porcelain stoneware flooring for the solarium and rooftop pool areas. Pool coping in porcelain stoneware.

FLOORING AND TILING.

- Terrace and solarium flooring with non-slip porcelain stoneware tiles and matching skirting boards.
- Interior housing flooring with porcelain stoneware.

- Porcelain stoneware tiling over cement rendering in bathrooms.

EXTERIOR CARPENTRY.

- Two-leaf sliding balcony doors and windows in various sizes, made of white lacquered aluminum, featuring C-70 perimeter aluminum profiles with Thermal Break, designed for insulated double glazing, and equipped with motorized blinds.
- Armored main entrance door with anti-pry hinges and a security lock.
- Motorized blinds with laminated aluminum slats, lacquered in the same color as the exterior carpentry, with internal thermal insulation.

INTERIOR CARPENTRY.

- Interior doors made of MDF panels, lacquered in white. Hardware includes chrome hinges and handles, a privacy lock in bathrooms, door leaf height of 210 cm, and perimeter rubber weatherstripping.
- Built-in wardrobes with sliding doors as per the floor plan, exterior finish in white lacquered MDF or matching the kitchen furniture. Features soft-close cup hinges and "gola" style handles (straight side recess). Interior is lined with textured formica-veneered chipboard ("grey-white sack" style) and includes lower drawers with soft-close pull-out guides, a hanging rail, and an upper luggage compartment.

GLAZING.

- Double glazing in exterior carpentry with laminated safety glass on balcony doors, a 6mm insulating air gap, and solar control glass.
- 8+8 laminated safety glass for exterior glass railings, anchored to the floor in a metallic "U" channel.

PAINTWORK.

- Smooth matte plastic paint on vertical and horizontal surfaces.

KITCHEN EQUIPMENT.

- Custom-made kitchen furniture, smooth MDF panel doors lacquered in white with white "gola" style handles, or wood-veneered finishes.
- Silestone or similar countertop with a matching skirting board.
- Kitchen equipped with a ceramic cooktop, oven, and extractor hood.

ELECTRICAL INSTALLATIONS.

- Electrical installation designed for 5.75 kW power, featuring high-end white Niessen Sky, Zennit, or similar mechanisms. This includes the connection from the central meter room, the main breaker panel, and independent circuits per dwelling with differential and magnetothermal protections.
- Individual video intercom system.

- TV outlets in the living room and bedrooms (prepared for high wall mounting).

TELECOMMUNICATIONS.

- Installation of common telecommunications infrastructure using equipment for capturing and distributing radio and television signals, as well as access and distribution for telephone and broadband services. This includes all necessary conduits, connection boxes, and equipment described in the telecommunications project.

PLUMBING AND SANITATION.

- Centralized water meter manifold.
- Sanitation pipework with PVC downpipes for both wastewater and rainwater.
- Potable water distribution via cross-linked polyethylene (PEX) pipes for supply risers, shut-off valves, etc. A main general shut-off valve and individual shut-off valves in each wet room.
- Domestic Hot Water (DHW) production system using a wall-mounted heat pump powered by aerothermal energy (a renewable energy source), with a 110-liter capacity, model NUOS by ARISTON, or similar.

SANITARY WARE AND TAPS:

- TOILETS with concealed CISTERNS.
- Ultra-flat resin SHOWER TRAYS and complete shower screens.
- Wall-mounted bathroom vanities with drawers in all bathrooms.
- Single-lever washbasin taps.
- Single-lever shower taps with a sliding bar mount for a ceiling-mounted showerhead, flexible hose, and hand shower.

AIR CONDITIONING.

- Air conditioning installation using split-type units in the living room and bedrooms, with the outdoor compressor located in the rooftop utility enclosure.
- Connecting refrigerant pipes between indoor and outdoor units, drainage installation, and necessary electrical wiring.
- Interior ventilation and extraction network for bathrooms, and fume extraction for kitchens.

TWO COMMUNAL POOLS:

Communal pool in the ground floor common area, featuring a relaxation zone with planters, artificial grass design paving, porcelain stoneware, and a shower tray.

Lined with uniform light-toned glass mosaic (gresite), recessed LED spotlights for illumination, and a filtration system including return inlets, skimmers, vacuum fitting, and a pool cleaner. Prefabricated technical enclosure housing the filter, electric pump, control valve, and electrical panel.

Communal pool in the rooftop common area, heated with hot water produced by a heat pump. Includes a communal solarium area paved with non-slip porcelain stoneware and a shower tray.

Lined with uniform light-toned glass mosaic (gresite), recessed LED spotlights for illumination, and a filtration system including return inlets, skimmers, vacuum fitting, and a pool cleaner. Prefabricated technical enclosure housing the filter, electric pump, control valve, and electrical panel.

COMMUNAL SAUNA.

Dry communal infrared sauna on the ground floor, accommodating 4-6 people. Features a wood-lined cabin, tiered wooden benches, a glass door/front enclosure, thermometer, digital control panel, and interior lighting.

BASEMENT PARKING.

- Two basement levels designated for vehicle and bicycle parking, accessible via a ramp, featuring an automated garage door with remote control.
- Basement exhaust and smoke extraction systems with fans and galvanized sheet metal ducting routed to the building's roof.
- Emergency and fire safety measures compliant with current regulations.