

FOUNDATIONS AND STRUCTURE

The foundations and structure are made of reinforced concrete, in accordance with current regulations and the Technical Building Code.

FACADE

The facade enclosure consists of a double leaf, made on the outside with a 1/2 foot wall of perforated brick, rendered with water-repellent montar and finished with acrylic paint, interior thermo-acoustic insulation of projected polyurethane to eliminate all possible thermal bridges of the structure and air chamber.

The inner leaf is made of dry partition walls, with laminated plasterboard on a load-bearing structure, thermo-acoustic insulation with mineral wool and finished with plastic paint.

ROOFS

Non-trafficable roofs are waterproofed and thermo-acoustically insulated, protected and finished wiht decorative gravel.

The walk-on roofs (terrace) are built using an inverted system, waterproofed and thermally insulated. Finished with non-slip porcelain stoneware flooring.



INTERNAL PARTITIONS

The separation between homes is planned with triple partition walls, made of double hollow brick with acoustic membrane, lined on both sides with laminated plasterboard, fixed to a self-supporting structure and interior thermo-acoustic insulation of mineral wool.

The interior partitions are made with laminate plasterboard on both sides, with thermo-acoustic insulation of mineral wool on the inside and finished with smooth plastic paint. In the wet rooms, water-repellent plasterboards will be installed.

This partition system improves the acoustic and thermal insulation of the home. All the installations are housed inside the partition walls, so that they are accessible and registrable. The acoustic bridges created by the gaps in brick partitions and by the placement of the mechanisms are eliminated.

EXTERIOR CARPENTRY

The carpentry in the homes is in top-brand colour lacquered aluminium, with thermal break, opening system according to desing and Climalit model double glazing with dehydrated air chamber. In living rooms, the interior windows are low-emission type, for greater energy efficiency, improved well-being and insulation of the enclosure of the home.



The bedrooms are fitted with white lacquered aluminium blinds with an acoustically insulated box, which offers excellent noise attenuation perfomance.

INTERIOR CARPENTRY

The access to the home contein security doors with hinges and security lock with three anchor points, with interior finish in lacquered wood, the same as the rest of the carpentry in the home.

The interior doors are smooth white lacquered wood, with contemporary chrome-coloured handles and fittings and a perimeter anti-impact seal.

The built-in wardrobe s are made of white lacquered wood, with sliding and/or folding doors, according to desing, lined on the inside with linen-textured melamine board, with storage shelf and hanging rail.

NOTE: All the finishes or elements described may undergo modifications or be replaced by elements of equal or superior quality due to technical decisions, changes in manufacturing models , technical criteria or changes in the regulations to be applied.



WALL AND FLOOR FINISHING, FLOOR AND WALL TILING

The interior flooring of the home is made of top quality large-format porcelain stoneware and white lacquered MDF skirting board, the same as the interior carpentry of the home.

The paving of the terraces is made of non-slip porcelain stoneware tiles of the same model as the interior of the home and skirting board of the same ceramic material.

The wall tiling in the bathrooms is made of top-quality, large-format, rectified porcelain material.

The ceiling in the entrance hall, hallway, kitchen and bathrooms is made of plasterboard to hide the instalations.

The walls and ceiling of the homes are finished with white plastic paint, which will be specially water-repellent in the bathroom ceilings.

KITCHEN FURNITURE

Kitchen with a highly functional desing, with high and low units of large capacity, two colours to choose from. Both the worktop and the area between units is made of SILESTONE, COMPAC or similar material, in a complementary colour to the furniture.

Electrical appliances, BOSCH, TEKA or similar, include: extractor hood, induction hob, electric oven, microwave, dishwasher, refrigerator and built-in steel sink.



SANITARY WARE AND FITTINGS

The bathrooms are equipped with drawer unit and integrated 1-basin sink. The bathroom fittings are white vitrified porcelain and white resin low perfil shower tray.

The taps in the washbasins, with single-lever operation, have a crome finish, water economisers and a “Coolstar” system that reduces hot water consumption by means of a patented system. In the showers, the taps are built-in the walls.

Shut-off valves are accessible in the kitchen and bathroom areas.

Water outlets will be installed on terraces of ground floor and penthouse units.

ELECTRICITY AND TELECOMMUNICATIONS

The electrical installation of homes is carried out in accordance with the Low Voltage Electrotechnical Regulations, with a high degree of electrification.

Telecommunications installation according to the new Regulation on Common Telecommunications Infrastructures.



VENTILATION

A simple flow ventilation system, wich continuously draws in fresh air and exhausts stale indoor air to the outside, to help maintain indoor air quality and regulate temperature.

AIR-CONDITIONING

The hot and cold air-conditioning in the homes is provided by a heat pump installation and a network of insulated ducts for air distribution, with return and impulsion grilles in each of the rooms.

The system’s indoor units will be housed in the false ceiling of the main or secondary bathroom, depending on the type. It has a single thermostat, located in the living room.

DOMESTIC HOT WATER PRODUCTION (DHW)

The sanitary hot water (DHW) will be produced independently for each home by aerotherm that uses aerothermal energy as a source of energy, with high perfomane and low energy consumption. It’s high energy efficiency makes it one of the most environmentally friendly system.

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PLUMBING AND DRAINAGE

Plumbing installation made with cross-linked polyethylene pipes. This system improves noise reduction and prevents limescale incrustations.

The downpipes are made of soundproof pipes and PVC collectors.

PHOTOVOLTAIC INSTALLATION - ENERGY SAVING

Installation of photovoltaic panels located on the roof of the car parks, which use sunlight to generate energy for self-consumption by the community and cover part of the energy needs of the aerothermal system.

GARAGES

The access door to the garage is automated with remote control.

It has a pre-installation for charging electric vehicles from the individual meter the home.

Natural and/or forced ventilation, carbon monoxide detection and control, fire protection and emergency lighting according to regulations.

Quartz-polished concrete paving in garage and storage rooms, with parking space markings.



ELEVATORS

Large capacity electric lifts for 8 people will be installed, connectihg all floors. Automatic stainless steel cabin doors, overload detection, LED lighting and telephone connection. Suitable for people with reduced mobility.

COMMON AREAS

Coworking space full of natural light, with shared social areas and high speed internet access.

The spa area has a lounge area with relaxation loungers, heated swimming pool using aerothermal system to heat the water, Finnish sauna and shower area with changing rooms.

The gym has large windows to provide natural light and ventilation and is equipped with the lastest generation machinery.

Outdoor communal swimming pools with saline chlorination system and underwater lighting.

Next to the swimming pool area, there is a large outdoor chill-out area, equipped for relaxing, reading and with a barbecue area installed, made with noble and natural materials.

It has green areas with autochthonous species that require less consumption of water resources.

A rainwater collection system will be installed for use in the irrigation of common areas.



The lighting in accesses, garages, interior roads and gardens is done with low-consumption lamps and LED technology, with presence detectors that ensure high energy efficiency.

With security in mind, the residential complex is completely enclosed and fenced, with access control, both for pedestrians and vehicles by means of closed circuit television.

Ground floor homes that have a private garden for private use will be delivered on natural terrain.

Concierge area for centralisation of building services.

It also has the following communal areas:

- Volleyball court with beach sand, multi-purpose for paddle-beach.
- Putting Green area
- Area for organic vegetable gardens.
- Viewpoint-reading area.
- Communal parking spaces in the surface.

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