FOUNDATIONS AND STRUCTURE

- Foundations executed in accordance with the results of the geotechnical survey, compliant with current regulations.
- Load-bearing structure of reinforced concrete.

MASONRY

- External walls formed by a double layer: ceramic brickwork with intermediate thermal and acoustic insulation, and interior dry-lining using a double gypsum plasterboard system.
- External finishes comprising render finish, paint, and prefabricated cladding, according to design specifications.
- Separation between dwellings using sound-absorbing brickwork and double-layer dry-lining with insulation.
- Internal partitions constructed with double gypsum plasterboard on each side, fixed to a metal stud frame with internal insulation.

EXTERNAL JOINERY

- Lacquered aluminium windows and doors with thermal break; external colour as defined by the Technical Management.
- Openings fitted with sliding or tilt-and-turn leaves. Living rooms with access to terraces flush with floor level.
- Double glazing of the Climalit type or equivalent, with air chamber. Bathrooms fitted with frosted glass.
- Electrically operated aluminium roller shutters in bedrooms.
- Terrace railings consisting of parapet walls topped with safety glass.

INTERNAL JOINERY

- Armoured entrance door with multi-point security lock and anti-bumping cylinder.
- Internal doors in white lacquer finish, height 220 cm, fitted with high-quality ironmongery and internal bathroom locks.
- Built-in wardrobes, fully lined, with drawer unit, shelf and hanging rail, fitted with hinged and/or sliding doors.

PAINTWORK

- Smooth plastic paint on walls and ceilings.
- Specific moisture-resistant paint in bathrooms and kitchens.
- Resin-based paint on rendered exterior surfaces.
- Enamel paint on metallic elements.

WALL AND FLOOR FINISHES

- Ceramic floor tiling throughout the dwelling, with white lacquered skirting boards in dry areas.
- Ceramic terrace flooring, flush with internal floor level, with open joints and concealed drainage grate.
- Ceramic wall tiling in shower areas.
- Suspended plasterboard ceilings (moisture-resistant in wet areas), with access panel in secondary bathroom.
- Perimeter ceiling recess for installation of curtains and blinds.

SANITARY WARE AND TAPS

- Single-lever mixer taps with energy-saving 'coolstart' system.
- High-end toilets and basins of contemporary design.
- Shower trays installed flush with floor level.

KITCHENS

- Kitchen units in HPL finish, colour to be defined.
- Silestone worktop or similar.
- Undermount stainless steel sink with single-lever mixer tap.
- Appliances: induction hob, extractor hood, and oven.

INSTALLATIONS

- Hot/cold air conditioning system via ducting, with lacquered grilles and zoned control such as AIRZONE or equivalent.
- Domestic hot water provided by aerothermal system.
- Mechanical ventilation in accordance with Spanish Technical Building Code (CTE).
- Video intercom system with mobile app control and dual access to development and building.
- Fibre optic connectivity to each dwelling. Structured cabling to all main rooms. Conduits pre-installed for cable telecoms operator.
- Infrastructure for digital terrestrial television (DTT), satellite, FM radio, and DAB broadcast reception.
- Pre-installation for motorised curtain rails and awnings.

COMMUNAL AREAS

- Polished concrete flooring in garage areas.
- Automated vehicle access with proximity sensor activation.
- Basic pre-installation for electric vehicle charging.
- Lift with automatic doors, with capacity for up to 8 persons.
- LED lighting with motion detectors.
- Magnetic sensors for communal area access.
- CCTV surveillance system.
- Swimming pool equipped with saline chlorination system, submerged lighting, beach-style entry, and in-water sunbed area.
- Landscaped gardens with automatic irrigation, benches and litter bins.

AMENITIES

- **Kitchen club**: covered social area with indoor kitchen and outdoor barbecue zone.
- **Wellness Centre:** fitness area, Finnish sauna and changing rooms with showers.
- **Social Living:** multi-purpose indoor room for meetings, coworking or community events.