

FOUNDATIONS AND STRUCTURE



Deep foundation using shallow footing according to the geotechnical study, with a reinforced concrete sanitary slab, in compliance with current regulations.

Self-supporting structure made of a framework of galvanized structural steel profiles forming walls, partitions, and floor slabs, mechanically connected under the Steel Framing system, including a grounding network that diverts any possible electrical charges outside the living area.

ROOFING



The roofs will be flat and non-accessible. They will consist of a structure of trusses and purlins made of cold-formed galvanized steel profiles, designed with a slope for water drainage under the Steel Framing system. The roof includes thermal and acoustic insulation with 90 mm mineral wool placed between the profiles, a Thermochip panel above the profiles, waterproofing, and a final finish in artificial grass.

FACADES



The facades will be a combination of stone cladding and continuous render finish. The exterior enclosure will be built using THERMOCHIP SATE panels or similar for vertical walls, including an air cavity. The interior wall will consist of a double layer of drywall mounted on a galvanized steel frame, with intermediate thermal and/or acoustic insulation.

PARTITIONS



Interior partitions and divisions between rooms will be constructed using a system of double-layer drywall mounted on galvanized steel studs, with intermediate insulation. The finish will be paint or ceramic tile cladding, depending on the area.

THERMAL AND ACOUSTIC INSULATION



Impact sound insulation will be installed beneath the flooring in the dwellings.

Thermal insulation will be applied in the facade enclosures and roofs.

EXTERIOR WINDOWS, DOORS AND GLAZING



Aluminum frames in anthracite color or similar, with a thermal break and double glazing with an air cavity and solar-control glass of the “Guardian Sun” type. Safety glazing will be used on fixed panels located below 1.0 meter in height. All large windows will be oversized sliding units. They will be fitted with electrically operated roller shutters with thermally insulated slats. The large window openings will be equipped with electrically operated roller shutters with extruded slats, as specified in the construction project.

INTERIOR DOORS AND CARPENTRY



Reinforced entrance door to the dwelling with anti-bumping lock, steel structure and frame, lacquered finish on the interior side and wood panel finish on the exterior side, fitted with a stainless-steel handle.

Full-height, solid-core interior doors in smooth white finish. All doors will have chrome hardware.

Built-in wardrobes with interior lining. Wardrobe doors will be either sliding or hinged, according to the project design, and finished to match the interior doors. Each wardrobe will include a top shelf, hanging rail, and drawer units.

FLOORING, WALL TILING, CEILINGS, AND PAINT



Porcelain stoneware flooring throughout the entire dwelling, and first-quality non-slip porcelain tile for exterior and wet areas.

Bathrooms and toilets will be tiled with large-format, first-quality porcelain wall tiles.

Suspended ceilings made of drywall (Pladur type).

Terrace ceilings finished with a continuous coating.

All interior vertical and horizontal surfaces will be finished with smooth white plastic paint.

KITCHEN



Fitted with upper and lower cabinets of large capacity. Countertop with a porcelain finish. Stainless-steel single-bowl sink with a chrome single-handle pull-out swivel faucet.

Appliances included: induction cooktop, oven, extractor hood, microwave, built-in dishwasher and refrigerator, and washing machine.

SANITARY WARE AND FAUCETS



First-quality sanitary fixtures in white vitrified porcelain with wall-hung toilets.

Shower trays made of polyester resin and mineral filler with a non-slip finish and integrated shower screens.

Wall-mounted vanity units with chrome single-handle faucets and mirrors.

ELECTRICITY, TELECOMMUNICATIONS, AND HOME AUTOMATION



Electrical installation designed for a high electrification level (9.2 kW), using first-quality fittings.

Photovoltaic installation on the roof.

LED strip lighting at the back of the showers.

Domestic hot water provided by an air-source heat pump (monobloc system).

Air conditioning through ducts with a heat pump (cooling/heating), controlled by a digital thermostat with individual room control.

Bathrooms equipped with electric underfloor heating, controlled by a digital thermostat.

Fiber optic installation with RJ45 data outlets in the living room and all bedrooms.

TV outlets in all bedrooms, the living room, and the solarium.

Collective antenna system with TV and satellite reception providing multilingual channels.

Home automation system controlling lighting and the electric operation of roller shutters.

Video intercom system at the main entrance.

HEATING, VENTILATION, AIR CONDITIONING, AND PLUMBING

Plumbing installation in compliance with current regulations, using cross-linked polyethylene (PEX) piping for cold and hot water distribution, concealed within walls and directed to each fixture.

EXTERIORS



The plot will be finished with first-quality exterior ceramic paving and artificial grass.

A saltwater chlorination swimming pool will be provided, heated and illuminated.

The entire plot will be enclosed with masonry walls and metal fencing.

Perimeter landscaping with shrub hedges and palm trees.

Two parking spaces with an automatic access gate, wooden pergola, and fabric shading.

Pre-installation for electric vehicle charging.

RESIDENTIAL COMPLEX



The complex will be enclosed along its perimeter according to the project design, with controlled access.

Common areas will be arranged on several terraced levels.

The main common area will feature an infinity pool and a children's pool, both salt-chlorinated and heated, offering views of the skyline and the remaining terraces.

A community building will include changing rooms, a gym, a sauna, a co-working area, and a kids' zone.

Other terraces will include a children's playground, a calisthenics area, a picnic and pétanque area, and padel courts.

The different terraces will be connected by landscaped pathways that link and enhance the appearance of the communal areas.

*The information contained in this document is illustrative and may be subject to changes on the bases of the criteria established by the supervising management.

