

APARTMENT QUALITY MEMORIES

FOUNDATIONS AND STRUCTURE



Deep foundation with shallow footing according to the geotechnical study, and reinforced concrete structure in compliance with current regulations. Designed with a slab or waffle slab system, including a 5 cm compression layer of concrete, welded wire mesh reinforcement, and a grounding network to safely discharge possible electrical currents outside the living area.

Terrace structures on solarium levels will be reinforced to support the installation of jacuzzis.

ROOFS



Solarium roofs will be flat and accessible. They will be built with slope formation, waterproofing, insulation, and a final finish of non-slip porcelain tile suitable for outdoor use. The edges will be finished with glass railings.

Service roofs (for installations) will have the same build-up as the solarium roof, although they will be non-accessible and finished with a layer of white gravel.

FACADES



The facades will combine large-format porcelain tile cladding, continuous render, and aluminum composite panels. The external wall assembly will consist of: exterior cladding tile or continuous render depending on the area), an 11 cm hollow ceramic brick wall, thermal and acoustic insulation, an air cavity, and an interior wall of laminated drywall fixed to galvanized steel studs with intermediate thermal and/or acoustic insulation and interior finish. In terraces and solarium levels, facades will be finished with safety glass railings.

PARTITIONS



Separating walls between dwellings will be built with brick walls and laminated drywall panels fixed to galvanized steel studs, with acoustic insulation on both sides.

Interior partitions between rooms will consist of laminated drywall panels on galvanized steel framing with intermediate insulation, finished in paint or ceramic tile depending on the area.

THERMAL AND ACOUSTIC INSULATION



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

Thermal and acoustic insulation will be provided in partitions separating different dwellings and between dwellings and common areas.

Thermal insulation will also be applied to the facade enclosures and roofs.

EXTERIOR WINDOWS, DOORS, AND GLAZING



Aluminum frames in anthracite color or similar, with thermal break and double glazing with air chamber and solar-control glass of the “Guardian Sun” type. Safety glazing will be used on non-operable sections located) below 1.0 meter in height. All large windows will be sliding type. They will include electrically operated roller shutters with thermally insulated slats. Large window openings will feature roller shutters with extruded slats, also with electric operation, as specified in the construction project.

INTERIOR DOORS AND CARPENTRY



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

Solid-core interior doors in smooth white finish, all fitted with chrome hardware.

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

FLOORING, WALL TILING, CEILINGS, AND PAINT



Porcelain tile flooring throughout the entire dwelling and first-quality non-slip porcelain tile for terraces and solarium areas.

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

Suspended ceilings made of drywall (Pladur type) in common areas and wet rooms.

Terrace ceilings finished with mortar rendering.

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

KITCHEN



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

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

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 screen.

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

ELECTRICITY, TELECOMMUNICATIONS, AND HOME AUTOMATION



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

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

TV outlets in all bedrooms, the living room, the terrace, 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, AND AIR CONDITIONING



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 towel-radiator heating systems.

RESIDENTIAL COMPLEX



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

The common areas will be arranged on several terraced levels.

The main common area will include a platform with 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 house the changing rooms, gym, sauna, co-working area, and kids' zone.

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

The terraces will be connected by landscaped pathways that link and beautify the common areas.

PARKING AREAS



Each dwelling includes a parking space and a storage room.

Pre-installation for electric vehicle charging.

The access to the complex will have an automatic gate controlled from each dwelling, with individualized access to each building.

*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.

