

# Specifications

High-end real estate development with premium technical specifications and top-quality finishes





# Premium Kitchen

Functional design and contemporary aesthetics combine quality, durability, and elegance. Every detail has been carefully considered. selected to offer an exceptional culinary experience.



## Premium Modules

19mm S4 laminated board with 10mm back panels raised to 80cm.  
4cm recess for wiring and protection against leaks. 1mm ABS plated edges.



## Super matte finishes

Doors and sides in super matte, fingerprint-resistant board. Display cabinets with tobacco-colored Glastone interior, black trim, and dark grey glass.



## Quality Hardware

Blum hinges mod. Tipon and Blumotion in onyx color. Blum drawers and pot drawers mod. Legrabox with matching cutlery tray and plate rack.



# Bathrooms with Complete Equipment

The bathrooms are designed with premium materials and functional fixtures that guarantee comfort and durability. Every element has been selected with the user experience and contemporary aesthetics in mind.

The finishes combine functionality with contemporary design, creating spaces that add value and comfort to the home. Professional installation guarantees a flawless and long-lasting result.

## **Functional furniture with integrated mirror**

Optimized design for maximum space utilization

## **Built-in handheld bidet faucet**

Greater hygiene and versatility in daily use

## **Premium quality shower screens**

Safety glass with elegant and durable finishes

# Main Features of the Homes

Intelligent design that prioritizes natural light, energy efficiency, and comfort in every room. Functional layout with all rooms, living-dining room, kitchen and a bathroom facing outwards.

1

## Automation and Security

Automatic blinds for added convenience. Armored security doors. State-of-the-art touchscreen video intercom with HD display.

2

## Lighting and Electricity

Recessed lighting throughout the house. High-end Niessen Sky electrical mechanisms for lighting control.

3

## Efficient Climate Control

Complete pre-installation of air conditioning. Thermal and acoustic insulation according to current regulations for maximum comfort.

4

## Premium Finishes

Perfectly finished plasterboard ceilings. Impeccable smooth white paint. Solid doors in high-quality white lacquer.

# Balconies and Enclosures

## Safety Laminated Glass

The balconies incorporate high-resistance laminated glass with an 8mm+8mm composition, guaranteeing maximum safety and durability against impacts.

This double-laminated system provides superior sound insulation and protection against breakage, keeping fragments together in case of accidental breakage.

## Transparency and Natural Light

The design of the enclosures maximizes the entry of natural light in all rooms, creating bright and pleasant spaces throughout the day.

The optical quality of the glass guarantees clear views without distortion, while its laminated composition offers UV protection and thermal efficiency.



# Structure and Facade



## Reinforced Concrete Structure

Solid construction with a calculated reinforced concrete structure according to CTE regulations, guaranteeing maximum solidity, durability and seismic resistance of the building.



## High-quality single-layer facade

Exterior cladding with a single-layer finish of the latest quality generation, providing excellent thermal insulation, waterproofing and contemporary aesthetics with minimal maintenance.

The combination of these construction elements ensures a long-lasting building with optimal thermal and acoustic performance, meeting the highest quality standards in current construction.

# Garage and Access



Parking facilities designed with maximum dimensions to guarantee comfort and ease of maneuvering, even for large vehicles.

## Spacious Plazas

Generous garage spaces that exceed standard dimensions, facilitating parking and providing greater convenience for opening doors and handling luggage.

## XXL Car Lifts

Access system using a large car lift (5.1m × 3m), allowing easy access for all types of vehicles, including SUVs and vans.

## Vertical Connection

Direct access via elevator from the -1 floor of the garage to the building's terrace, guaranteeing maximum accessibility on all floors.

# Smart Common Areas



## Efficient Lighting

Lighting system using sensors movement in all common areas

The common areas are equipped with smart technology that optimizes energy consumption and enhances the residents' experience. Motion sensors automatically activate the lighting only when presence is detected, contributing to energy savings and environmental responsibility.

This system not only significantly reduces the cost of community bills, but also increases safety by ensuring adequate lighting at all times while passing through shared areas.



## Technical Rooms

Unitary technical rooms on the terrace included in the price

# Summary of Included Equipment



## Fully equipped kitchen

With appliances, porcelain countertop and LED lighting



## Home automation and automation

Automatic blinds and state-of-the-art touchscreen video intercom



## Air conditioning ready

Complete pre-installation of ducted air conditioning



## Fully installed bathrooms

Quality furniture, mirrors, faucets and shower screens



## Enhanced security

Armored doors



## Spacious parking space

Access via large capacity car lift and elevator

# Quality Guaranteed in Every Detail

This real estate development represents excellence in residential construction, combining top-quality materials and technology Advanced and contemporary design. Every element has been carefully selected to offer maximum comfort, durability and value.

## Premium Materials

Rigorous selection of leading suppliers such as Blum, Niessen and top quality finishes throughout the home

## Energy Efficiency

Superior insulation, pre-installation of air conditioning and LED lighting to reduce consumption and emissions

## Comfort and Functionality

Intelligent layout, automation, advanced security, and spaces designed for everyday well-being

A safe investment in quality of life, backed by technical specifications that exceed market standards and guarantee long-term satisfaction.