



FOUNDATION AND STRUCTURE

The building's structure is made up of reinforced concrete porches and rectangular slabs of the same material. The foundation will be made of reinforced concrete slabs and walls according to the results of the geotechnical study carried out on the plot. Quality control of the structure will be carried out by an independent body.



EXTERIOR CARPENTRY

The exterior carpentry will have a thermal break and tilt-and-turn, tilt-and-turn, or sliding opening, as appropriate. The thermoacoustic double glazing with an intermediate air chamber, as well as the low emissivity of the windows, result in a considerable improvement in the building's energy efficiency and, consequently, greater economic savings.

All living room and bedroom windows have aluminum blinds in the same color as the woodwork, with thermal insulation. In kitchens integrated into the living room, the woodwork will also feature aluminum blinds in the same color as the rest. In addition, the living room blinds will be motorized.



FACADES AND TERRACES

The façade will be constructed using double-paned walls with an air chamber and thermal insulation. The exterior wall will be made of brickwork and the interior will be made of laminated plasterboard. The terrace railings will be made of metal.



COVERS

The building is designed with traditional inverted flat roofs alternating with inverted sloping roofs in specific areas, ensuring improved thermal insulation and waterproofing. The walkable roof will be finished with non-slip porcelain stoneware flooring, while the installation areas will be finished with gravel.



INTERIOR PARTITIONING AND INSULATION

The separation between the living quarters and the common areas will be achieved through drywall partitioning, consisting of two parallel galvanized sheet metal structures, with laminated plasterboard bolted to each exterior side and double mineral wool insulation. A solid brick wall is placed between the two structures.

The interior divisions of each home will be made using drywall partitions made of laminated plasterboard on both sides, with a substructure of galvanized steel profiles and mineral wool insulation (with a water-repellent plaster core in wet cores).



INTERIOR CARPENTRY

The entrance door to the home will be reinforced with smooth, chrome-plated handles, hinges, and a security lock.

The interior doors are sliding or hinged, as appropriate, with a smooth, white lacquered finish, aluminum radiator and fittings, and concealed hinges.

The built-in wardrobes will have hinged doors and will be lined with a fabric-effect melamine finish. The doors will have the same color and finish as the interior doors in the rest of the home. They will also have a shelf and a clothes rail.

Fully installed and equipped kitchens with appliances.



PAVEMENTS

Continuous porcelain stoneware flooring will be installed throughout the entire home, including the bathrooms and kitchen. White, moisture-resistant polymer baseboards will be installed.

Non-slip porcelain stoneware flooring will be installed on the terraces of the homes.



COATINGS AND FALSE CEILINGS

The bathrooms will be tiled with ceramic pieces. The rest of the home will be painted with high-quality, matte, white plastic paint.

The ceilings of the living rooms and bedrooms will be covered with a thin layer of plaster finished in smooth white plastic paint.

In wet areas and areas where facilities pass through, continuous suspended false ceilings made of laminated plasterboard will be installed, finished with smooth white plastic paint.

In wet areas, waterproof plasterboards will be used and, where necessary, they will be accessible.



SANITARY FIXTURES AND TAPS

The toilets will be made of high-quality white porcelain, and the cistern will be built-in.

The taps have a chrome finish, with single-lever operation.

The bathrooms will be equipped with bathroom furniture included.



HOT WATER / AIR CONDITIONING, HEATING

The homes will have a centralized air conditioning and DHW production system using an aerothermal system.



ELECTRICITY AND TELECOMMUNICATIONS

The degree of electrification of homes will be high according to the REBT.

The homes will have telecommunications installations in accordance with the Common Telecommunications Infrastructure Regulations.

The homes will also be equipped with basic home automation systems and will have an automatic video intercom.



PLUMBING

Each home has a main indoor water shutoff valve, and each wet room will have another shutoff valve. There will be water inlets on the terraces. Outdoor water inlets and irrigation systems will be installed in common areas.

The sewage system will be implemented using a separate network.



COMMON AREAS

All common areas and the garage will have low-consumption LED lighting.



GARAGES / PARKING LOTS

The project includes a garage for vehicle access. The garage floor will be polished concrete. with quartz treatment, and will have pre-installation for charging electric vehicles. The garage will be protected by a fire protection system in accordance with current regulations.



ELEVATORS

Electric elevators, overload detection, and telephone connections will be installed.