

The building



FOUNDATIONS AND STRUCTURE

The building structure and foundations will be constructed in reinforced concrete in accordance with current regulations and the Spanish Technical Building Code (CTE). In addition, the structure will be subject to quality control by an independent body.

The necessary thermal and acoustic insulation will be installed above or below the floor slabs in order to guarantee the building's energy efficiency and comfort.



ROOFING

The building has been designed with flat roofs, accessible only for the maintenance and servicing of installations, except for usable terraces. All roofs will be properly waterproofed and insulated.



FAÇADE

The building façade will be executed using a carefully selected combination of materials and finishes to ensure durability, energy efficiency, and harmonious integration with its surroundings. Its design is intended to provide a contemporary, functional appearance consistent with the overall development.



EXTERNAL JOINERY

The dwellings will feature modern, high-performance external joinery in aluminium with thermal break or top-quality PVC, in accordance with the project specifications.

They will also include double glazing with an intermediate air cavity to optimise interior comfort. Depending on their location, windows will be tilt-and-turn, casement, or sliding.

Finally, motorised blinds will be installed in the bedrooms and motorised external blinds in the living room.

The dwelling



FINISHES AND SUSPENDED CEILINGS

The ceilings inside the dwelling will be finished in smooth white emulsion paint, except in wet areas and installation service zones, where continuous suspended plasterboard ceilings will be installed (with access panels in some bathrooms where required), finished in smooth white emulsion paint.

Bathrooms will be tiled with ceramic wall tiles. The remaining vertical wall surfaces throughout the dwelling will be finished in high-quality smooth matt white paint.



INTERNAL JOINERY

The entrance door to the dwelling will be a reinforced security door with smooth satin chrome handles and a security lock. Internal doors will be sliding or hinged, as appropriate, with a smooth white lacquered finish, aluminium handles and ironmongery, and concealed hinges. Built-in wardrobes will be modular, with hinged or sliding doors, depending on the project design. Their interiors will be lined in melamine with a textile finish and will include a top shelf, hanging rail, and drawer unit. The wardrobe doors will match the colour and finish of the internal doors throughout the dwelling.



FLOORING

The entire dwelling, including bathrooms and kitchen, will feature continuous large-format porcelain stoneware flooring. This type of material is ideal for interiors due to its ease of cleaning, high durability, and excellent performance under everyday use. Terraces will be finished with non-slip ceramic flooring, specially selected to ensure safety and durability outdoors.



KITCHEN

The kitchen will be delivered fitted with cabinetry (depending on the dwelling type) and appliances, combining functionality and design to create a practical and comfortable space suited to everyday needs.

Building services



SANITARY WARE AND TAPS

The sanitary ware will be white and of top quality, selected for its elegant appearance and integration with the bathroom design. Taps will have a chrome finish and a single-lever mixer system, and the shower tray will be formed in situ using the same material and finish as the bathroom floor.

Bathrooms will include an integrated vanity unit with washbasin, a backlit anti-fog mirror, and a glass shower screen with sliding doors. The WC will be wall-hung with a concealed cistern and soft-close seat, enhancing both visual cleanliness and comfort.



DOMESTIC HOT WATER AND CLIMATE CONTROL

Domestic hot water (DHW) will be generated by means of an aerothermal system.

In addition, the dwellings will be provided with a climate control production system in accordance with current regulations. Underfloor heating will be installed throughout the dwelling.



ELECTRICAL INSTALLATION AND COMMUNICATIONS

The dwellings will have a protected electrical installation in accordance with the Low Voltage Electrotechnical Regulations (REBT).

The telecommunications installation will comply with the Common Telecommunications Infrastructure Regulations (ICT).

In addition, the dwelling will have television and telephone connections in the living room, kitchen, and bedrooms. Finally, it will also include a fibre optic connection point.

Building services



PLUMBING AND DRAINAGE

The water supply pipe network will be installed using cross-linked polyethylene piping.

The internal downpipes running through the dwelling will be made of sound-insulated PVC.

Each dwelling will have a main shut-off valve and separate shut-off valves in the kitchen and bathrooms.

A water outlet will be installed on those terraces where prescribed in the detailed design.

The drainage system will be carried out using a separate network.



HOME AUTOMATION

The dwelling will have an integrated control system that will allow, either in the future or during the customisation process, multiple options to be added for managing the home from anywhere, 24 hours a day.

The system will include:

- HUB HOME CENTER home automation unit
- General ON/OFF lighting control throughout the dwelling

In addition, the dwelling will have an automatic video entry phone system.



SWIMMING POOL

Each dwelling includes a private swimming pool, built with high-end materials and equipped with a filtration system.

This exclusive feature provides a space for relaxation and wellbeing, to be enjoyed all year round.

Common areas



LANDSCAPING, COMMUNAL AREAS AND AMENITIES

The development will include private communal areas both outdoors and indoors. The outdoor areas will be paved and landscaped with tree and/or shrub species, preferably native and with low water demand. All communal areas, including the garage, will be fitted with low-consumption LED lighting. In addition, the development will include a modern fully equipped gym, an outdoor swimming pool with salt chlorination and a sunbathing area, as well as a multi-purpose space, ideal for working, studying, or meeting in an inspiring environment.



GARAGE AND PARKING

The project will include a garage with vehicle access. The garage floor will consist of polished concrete slab flooring with quartz treatment and will be protected by a fire-fighting installation, in compliance with current regulations.



LIFTS

Electric lifts will be installed, all of them featuring automatic internal doors, an alarm system, overload detection, and a telephone connection for emergencies.



ELECTRIC VEHICLES

With regard to electric vehicle charging, the development will include pre-installation for electric vehicle charging through accessible conduit to each parking space, allowing for future connection of individual charging points.



ENERGY RATING A

The development will have an Energy Performance Certificate rated A, guaranteeing the highest level of efficiency, energy saving, and sustainability. This superior standard results in greater comfort, lower consumption, and a genuine commitment to wellbeing and the environment.