

Memory of Qualities

Urbanization Vall del Portet



Vall del Portet Urbanization

- *Vall del Portet* is an exclusive residential development comprising 16 independent homes, located in a privileged setting in the heart of Vall del Portet, Benitatxell (Alicante). The homes feature an avant-garde design and stand out for their spacious, light-filled interiors. Each property includes three bedrooms with en-suite bathrooms, a private garage for two vehicles, a barbecue area, and a private swimming pool.



Foundation and Structure

- The foundations and basement walls will be constructed in accordance with current regulations and the recommendations of the geotechnical study.
- The structure will consist of reinforced concrete columns and hollow block slabs, in accordance with the project specifications.
- The basement levels will be built using reinforced concrete walls.



Facade and Roof

- Modern and elegant facades, predominantly white, combined with materials such as porcelain stoneware, single-layer coating and glass.
- Insulation and cladding, meeting the requirements of the Technical Building Code.
- External Carpentry aluminum with double glazing, offering high thermal and acoustic performance.
- The roof is designed as a technical area, intended for the installation of solar panels and aerothermal equipment.



Partitioning and Insulation

- Interior partitions are constructed using a composite panel made of a 10mm thick fiber cement board and a 13mm thick plasterboard, guaranteeing strength, durability, and an optimal finish for painting.
- To ensure the highest quality in finishes and excellent acoustic and thermal performance, the interior divisions will use self-supporting laminated plasterboard, incorporating internal insulation with rock wool or equivalent.
- The separation between homes and common areas will strictly comply with the CTE-HR, ensuring proper acoustic insulation in all ground and first floor rooms.
- False ceilings painted in smooth white.



External Carpentry

- Exterior aluminum carpentry, with fixed, sliding and hinged windows, complying with the Technical Building Code (Energy Saving / Noise Protection).
- Double glazing 4+4/16/4+4 with a dehydrated air chamber to ensure optimal thermal and acoustic efficiency.
- Motorized Venetian blinds in all bedrooms, matching the external carpentry and with hinged opening.
- Installation of roller blinds on all ground-floor windows.



Internal Carpentry

- The main entrance door will be a security door, made of lacquered MDF or aluminum with a graphite gray finish on the outside and white on the inside. It will include a steel structure and frame, a locking system, and a double security lock.
- The interior doors will have a white lacquered finish, with a sleek, straight-line design and a smooth finish. The upper part will extend up to the ceiling, creating a taller and uniform visual effect. The handle will be in matte stainless steel.

- Spacious built-in wardrobes will be fully lined inside, with optimized distribution that includes an upper shelf, a hanging rail, modules with shelves and integrated drawers, and smooth white lacquered doors (models illustrated in the **Estandar.jpeg** file).



Bathrooms

- High-quality ceramic tiling (30 cm x 90 cm).
- Wall-hung sanitary ware in white vitrified enamel.
- Built-in cisterns with a dual flush system.
- Faucets by Grohe, Roca or similar.



Flooring and Plumbing

- High quality rectified porcelain stoneware flooring throughout the home, with four options to choose from (see Estandar.jpeg).
- Properly insulated plumbing installation for better efficiency.
- The home is equipped with a main shut-off valve and individual shut-off valves in each bathroom and kitchen.
- Including all water outlets for sanitary fixtures, sinks, and appliances.



Kitchen

- Fully furnished kitchen with upper, lower, and column units.
- Doors in matte white lacquered laminate and interior in natural oak melamine.
- Gola system (handle-less) with soft closing.
- Work area framed in 12 mm porcelain, including the countertop and island.
- The kitchen includes all appliances, Bosch brand.
- Two layout options available (see Estandar.jpeg).



Hot Water, Air conditioning, and Ventilation

- Domestic hot water will be produced using aerothermal energy.
- The Air conditioning system consists of a ducted network installed in the false ceiling, with air vents in the living room and bedrooms.



Electricity and Telecommunications

- Installation in compliance with current regulations.
- Separate circuits for lighting, power, climate control, and appliances.
- TV and data outlets in the living room and bedrooms.
- Pre-installation for an alarm system.
- Pre-installation for an electric vehicle charging point in the garage.



Aerothermal System and Solar Energy Installation

- Aerothermal system with an individual heat pump to meet the domestic hot water (DHW) demand.
- Electric underfloor heating that ensures a uniform distribution of heat.
- Ducted air-conditioning system with a heat pump and an independent thermostat to regulate temperature and airflow.
- Each room can be controlled independently; once the desired temperature is reached, the system adjusts the flow of hot or cold air as needed.



Energy efficiency class A