

Memoria de calidades

FOUNDATION AND STRUCTURE Structure according to the specifications of the execution project in accordance with the Technical Building Code and current regulations. FACADES Facade enclosure with continuous exterior cladding, thermal and acoustic insulation in accordance with the requirements of the Technical Building Code, lined with plasterboard partitions in bedrooms and living rooms according to typology. Aluminum slat blinds with injected thermal insulation in bedrooms and living rooms according to typology. laminated on the interior, fixed with metal profiles. Protection of terraces with factory and/or prefabricated parapets, glass and metal profiles according to the facade design combination. MASONRY Separation between dwellings formed by brickwork with thermal-acoustic insulation and laminated plaster lining on both sides. Interior partitions of housing made of laminated plaster, with metal load-bearing structure and interior thermal-acoustic insulation. Smooth suspended ceiling throughout the dwelling. Removable suspended ceiling for the installation of air conditioning equipment, according to the project specifications. FLOORING AND WALL COVERINGS Interior flooring for the home, in state-of-the-art, sustainable, and water-resistant SPC (Stone Plastic Composite). XL single-lever faucets for showers and sinks. Skirting boards to match the woodwork. Porcelain stoneware flooring in the main bathroom. Non-slip stoneware ceramic paving for outdoor terraces. Large format ceramic wall coverings for bathrooms. Interior walls of homes in smooth, soft-colored plastic paint. KITCHENS Furnished kitchen with upper and lower cabinets designed to match the overall flooring and new design. Equipped with appliances: oven, induction hob, extractor hood, microwave, refrigerator, and dishwasher. Compact countertop. Stainless steel sink and single-lever faucet.	EXTERIOR JOINERY PVC or lacquered aluminum joinery with thermal break, hinged or sliding according to project design, double-glazed glass with air chamber forming a high thermal and acoustic performance unit. COMMON AREAS AND EQUIPMENT Fully enclosed and fenced residential complex. Landscape design for garden areas, with tree and/or shrub species integrated into the natural environment. Smart building, integrating from the App on your mobile, the management of opening and access control, mailboxes with parcel notification and reservations of INTERIOR CARPENTRY Outdoor swimming pools for recreation and relaxation, equipped with night lighting and saline chlorination, with solarium and viewpoint. Venue with outdoor sports areas; Beach Padel and Pickleball courts, Putting Green, outdoor calisthenics, swimming pool and natural route for trekking. Fully equipped community gym. Equipped event room and coworking room. Bicycle parking with charging point. Common areas with stoneware tiles, stamped concrete paving or cobblestones. Elevator lobbies, entrance halls and access distributors to homes and common staircases are tiled. In the garage, forced ventilation, carbon monoxide detection and control, fire protection and emergency lighting, according to regulations. Power forecast in basements for electric vehicle charging according to regulations. CUSTOMIZATION OF HOMES Possibility of choosing between different tile finishes in bathrooms, Telecommunications	common areas. Armored door with acoustic reinforcement at the entrance to the home with a finish identical to the interior woodwork, security hardware, exterior handle and optical peephole. Smooth leaf passage doors, with white lacquered finish, hanging hardware and handle. Modular wardrobes, hinged or sliding depending on the type, matching passage doors, interior finished in melamine, trunk shelf and hanging rail. SANITARY APPLIANCES, FAUCETS AND ACCESSORIES Chest of drawers with sinks and mirrors, according to typologies. Low-profile showers in bathrooms, with a shower screen in the main bathroom. AIR CONDITIONING AND HOT WATER Cold/heat air conditioning via ducts with supply grilles in living room and bedrooms. Domestic hot water provided by an individual aerothermal system. ELECTRICAL AND TELECOMMUNICATIONS INSTALLATION Electrical installation in accordance with Low Voltage Electrotechnical Regulations. Lighting with LED fixtures in bathrooms and kitchens. Community video intercom and photovoltaic installation for services facilities.	ENERGY RATING This energy rating is provisional and subject to modifications during the project phase.

