

QUALITY SPECIFICATIONS



BUILDING SPECIFICATIONS

STRUCTURE

- Foundations with reinforced concrete slab. Reinforced walls in perimeter of basements.
- Vertical structure (columns and staircases), will be of reinforced concrete or steel, depending on the case. Horizontal structure using solid slab reinforced concrete floors

DRAINAGE NETWORK

- Soundproof PVC downpipe and elbow joint system.

ROOF

- Inverted flat roofs on rooftops, synthetic wood flooring or non-slip porcelain stoneware floor tiles or high-quality large-format sintered stone, depending on the room and according to Design.
- Gardened roof area with automatic watering system and drainage grids, according to Design.
- In common areas, inverted flat roofs tiled with non-slip porcelain stoneware, according to Design.

BUILDING FAÇADES

- Depending on the area defined in the Design, these will be composed of:
- Façade finished in natural stone or ceramic stoneware over brick walls rendered on the outside, with a thermal insulation layer. The interior will be rendered with mortar and backed with a self-supporting double layer of plasterboard, which will be finished on the inside face according to the design and the room.
 - Brick walls on rendered with mortar and painted on the outside. The interior will be rendered with mortar and backed with a self-supporting double layer of plasterboard, which will be finished on the inside face according to the design and the room.
 - Minimalist top-quality aluminium window and door frames, colour

- to be chosen by the Architect. Glass panels will be either fixed or sliding according to the Design and double-glazed.
- Terraces between apartments will be separated with a frosted glass panel, mounted on an aluminium frame.
 - The entire building will be thermally and acoustically insulated in line with current regulations and is designed to be able to obtain the “Nearly zero-energy buildings” Class A classification under the Technical Building Code on Energy Savings – Carbon Dioxide Emissions, and Non-Renewable Primary Energy Consumption Class B.

WINDOW FRAMES

- Top-quality minimalist exterior frames, colour to be chosen by the Architect, sliding, fixed or hinged, depending on the case, to allow for wide open spaces.
- All frames will be to high standards of water tightness, wind-resistance and security, all top quality.
- Low-Emission Double-Glazing with Solar Control and Thermal Insulation, providing a high level of luminosity and comfort in the rooms.
- Clear, tempered glass parapets mounted on aluminium frames and stainless steel fastenings, the design to be decided by the Architect.
- On common landings, metal handrails or tempered glass banisters mounted on aluminium frames and stainless steel fastenings, according to the Design.
- Façade areas with aluminium sun-shade elements (wood-like texture) for solar and visual protection, according to the Design.
- Penthouse terraces with Pergolas, according to the Design.

INTERIOR DIVIDING WALLS AND SUSPENDED CEILINGS

- Self-supporting dividing walls composed of a galvanised steel structure with thermal and acoustic insulation between and a double laminated plasterboard sheet on each side.
- In bathrooms and kitchens this plasterboard will have special water-proofing treatment.

- Walls between dwellings of brick with thermal and acoustic insulation and backed with a double plaster panel on each side.
- Laminated plasterboard false ceilings with perimeter recessing and strip LED lighting with casing, according to Design.

CARPENTRY

- Security reinforced entrance door, 2.4 m high, special lacquer finish for exterior. Interior with lacquer finish in colour to be decided by the Architect.
- Concealed hinges and steel anchor-points. Pre-installation of electric lock and security lock cylinder.
- Room doors 2.4 m high. Lacquer finish, colour to be decided by the Architect, or glass, with concealed hinges and high-quality steel fittings, according to Design.
- Wardrobe fronts to match the doors, large-size, with hinged doors lined on the inside, with a set of drawers in bedrooms, shelf and luggage shelf and interior lighting.
- Top-quality handles, fittings and door-stops, to be defined by the Architect.

FLOORS

- Carefully designed flooring in common areas on ground floor and basements with cobble-style floors.
- Bedroom floors in large-size, multi-layer wood laminate panels.
- High-quality, large-size porcelain stoneware or sintered stone floor-tiles in living room areas, corridors and kitchens.
- High-quality, large-size porcelain stoneware or sintered stone floor-tiles, with colour combination and tile format to be decided by the Architect, non-slip system in bathrooms, with built-in shower with carefully designed semi-concealed drain.
- Terrace floors of non-slip high-quality, large-size porcelain stoneware or sintered stone floor tiles at the same level as the interior of the dwelling. In apartments at swimming pool level and penthouse level the terrace

- floor will be of top-quality synthetic wood decking or similar, combined with high-quality, large-size porcelain stoneware or sintered stone floor-tiles.
- Carefully designed skirting, flush with wall, with a lacquer finish in white to match the woodwork.

WALL COVERINGS AND FINISHES

- Common areas on ground floor and basements will have walls which combine areas of natural stone or porcelain stoneware, with paint-finished areas, according to the Design.
- Common areas leading to apartments on upper floors with brick walls rendered with mortar and painted and natural stone or porcelain stoneware, according to the Design.
- Entrance halls, living rooms and bedrooms walls finished in smooth-finish plastic paint.
- Kitchen walls finished in plastic paint. The area between upper and lower kitchen units will be finished in porcelain stoneware, sintered stone or the same material as the counter-top.
- Carefully designed bathrooms, combining high-quality, large format porcelain stoneware or sintered stone wall tiles with areas finished in plastic paint. Fog-free mirrors to be chosen by the Architect.
- False ceilings in laminated plasterboard finished in smooth-finish plastic paint with grilles for ventilation and air-conditioning.

SANITARY EQUIPMENT AND TAPS

- High quality glazed white porcelain sanitary fittings. Floating toilets Villeroy&Boch, Duravit, or similar, with cistern built into wall, with Geberit or similar flushing system to be chosen by the Architect.
- Single or ‘his & hers’ washbasins built in to cabinet, to be chosen by the Architect.
- Top-quality glazed ceramic bathtubs.
- Shower trays recessed into floor, with concealed drain grid.

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- Consumption-efficient taps Dornbracht, Iconico, Hansgrohe, AXOR or similar of the highest quality, in bathrooms.
- Tempered glass shower screens with stainless steel frames and fittings, according to be chosen by the Architect.
- Carefully designed electric radiator-towel rail in master bathrooms, to be chosen by the Architect.

ELECTRICITY AND TELECOMMUNICATIONS

- Top-quality light switches. The colour being at the client's choice.
- Television and telephone sockets in all rooms except bathrooms.
- Home automation installation: Touch screen, ON/OFF Lights, blinds, ON/OFF climate control and under-floor heating, ON/OFF Ventilation and Intruder Detection. Remote control from your remote device, using the App.
- The video intercom integrated into home automation, receiving calls on mobile device using the App.
- Building access control using personalized card connected with concierge's office or similar.
- High-quality light fittings in kitchens and bathrooms. LED strip lighting in recesses in suspended ceilings of bathrooms, living rooms, corridors, bedrooms and terraces.
- Lights activated by presence detectors in common areas and garages.

PLUMBING AND HOT WATER

- All of the cold and hot water installation fitted in accordance with current regulations, with top-quality pipes for cold water and heat-retaining for hot water.
- Hot water production provided by aerothermal system with an individual back-up accumulator tank to cover all the needs of the dwelling.
- There are water taps to install showers and garden watering systems on private terraces, according to Design.

CLIMATE CONTROL

- Energy produced using an aerothermal system which provides heating and air conditioning.
- Heating distributed by under-floor heating system, sectored for sections of the apartment according to the Design.
- Air conditioning distributed through false ceiling, produced using a hot and cold air pump and an individual digital thermostat for sections of the apartment according to the Design.
- The ventilation system includes interior humidity control and heat recovery according to Spanish Regulations.

KITCHEN

- Equipped with top quality Bulthaup b3, or similar, according to Design and kitchen distribution. Kitchen appliances by Gaggenau, or similar: Combi fridge-freezer, oven and microwave cooking column and dishwasher. The kitchen will also have an induction hob with compact extractor fan by Bora Pure or similar, plus Bulthaup sink and counter-top.
- Laundry area with a Bulthaup b1, or similar, appliances (washing machine and dryer) by Siemens or similar.

COMMON SERVICES

- Communal electric lift stopping on all floors, high-spec Orona, or similar: panoramic and low sound-emission.
- Concierge's office and access control, information and security centre, connected to the dwellings. Video surveillance and control of common areas.
- Gardening areas at building entrances, according to the Landscaping Design.
- Outdoor communal infinity/overflow-type pool with saline chlorination, showers, relaxation areas with sea views and direct access to the beach.
- Indoor area with heated winter pool, sauna, multi-purpose room, changing facilities and a gym for personal training, opening directly onto the garden and the access to the beach.

- Gourmet lounge and wine cellar lounge for events, opening onto the garden and the access to the beach.
- More than 2,500 square metres of community gardens, carefully designed to include areas of shade, according to the Landscaping Design.

GARAGE

- Carefully designed garage with spacious access areas, natural and forced ventilation depending on the area, fire protection installation and exhaust fumes control.
- Area with video surveillance.
- Garage doors operated by the access control centre and with a remote control unit.
- Garage floors well-designed with cobble-style floors finished in polished concrete and epoxy resin, according to the areas described in the Design.
- Walls mortar finished and painted or with perforated metal panels, according to Design.
- Pre-installation (cable management tray) for electric car recharging in all parking spaces.
- Individual storage rooms for each apartment, on the basement level.

OTHERS

- Communal area furniture, design according to the Architect.

