

QUALITY SPECIFICATIONS

FOUNDATION AND STRUCTURE

Constructed according to the current building code and technical regulations, ensuring a safe and solid structure.

ROOFING

Community Areas: Non-walkable flat roof with gravel finish for easy maintenance.

Walkable Roof-Terrace: Exterior-grade, non-slip ceramic tile for safe outdoor use and durability.

FAÇADE

Exterior Finish: Ceramic brick façade, 1/2 brick thickness, with a continuous coating in a two-tone color scheme.

Insulation and Lining: Interior side lined with drywall on a metal frame, providing thermal insulation. This finish will be either painted or tiled, depending on project specifications.

INTERIOR LAYOUTS AND PARTITIONS

Internal Walls: Drywall partitions with metal frame (Pladur type) and insulation, with the type and thickness adjusted as specified in the project. Finishes vary by room, including painted or tiled surfaces according to the layout.

Apartment Separation: Soundproof and thermally insulated walls made with a brick core and drywall on a metal frame with plasterboard finish on both sides, painted or tiled per room specifications.

Ceilings: Standard plastered and painted ceilings throughout, except in bathrooms, kitchens, laundry rooms, lobbies, and hallways, where plasterboard or gypsum suspended ceilings are used, finished with paint.

EXTERIOR CARPENTRY

Window and Door Frames: High-quality aluminum or PVC with fixed, tilt-and-turn, or sliding frames, designed with thermal break and double-glazing, in compliance with the Technical Building Code for superior insulation.

Shutters: Lacquered aluminum block-type rolling shutters with thermal-acoustic insulation in the living rooms and bedrooms.

INTERIOR CARPENTRY

Entry Door: Reinforced with security hinges and lock for added protection.

Interior Doors: Smooth, white lacquered doors with chrome handles and fittings. Bathroom and restroom doors include a privacy lock.

Sliding Doors: Built-in sliding doors with concealed casings in designated areas as per project layout.

Wardrobes: Built-in wardrobes in a block style, matching the interior doors, with shelves, a top storage area, and a hanging bar. Interiors are finished to match the woodwork.

Baseboards: White melamine baseboards, coordinated with the interior carpentry.

FLOORING

General Flooring: High-quality ceramic tile flooring throughout the apartment, including the kitchen.

Bathrooms: Large-format ceramic tile floors from leading brands, coordinated with wall tiles for a unified look.

Terraces: Non-slip, outdoor-grade ceramic tile for safe, long-lasting terrace surfaces.

QUALITY SPECIFICATIONS

WALL TILING

Bathrooms and Kitchen: Large-format, top-quality ceramic wall tiles from leading brands for a polished, durable finish.

SANITARYWARE AND PLUMBING

Sanitaryware: High-quality white porcelain fixtures, with dual-flush toilets designed to conserve water.

Bathtubs and Showers: Enamel-coated steel bathtubs and/or shower trays, depending on the bathroom layout.

Faucets: Single-lever faucets with aeration systems to optimize water use and promote conservation.

KITCHEN

Open-Plan Design: Spacious, integrated kitchen concept, with ample workspace.

Cabinetry and Appliances: Fitted with high-capacity, modern-style upper and lower cabinets. Equipped with top-brand induction cooktop, extractor hood, oven, and microwave. Includes a high spout, single-lever sink faucet for functionality and style.

HEATING, AIR CONDITIONING, AND DOMESTIC HOT WATER

Climate Control and Hot Water: The units are equipped with an aerothermal system, providing efficient heating, cooling, and domestic hot water. The living room includes a digital thermostat for easy control and regulation of the climate system.

ELECTRICAL, TELECOMMUNICATIONS, AND TELEVISION

Electrical Installation: Complies with the Low Voltage Electrotechnical Regulations, ensuring safe and reliable operation.

Telecommunications and Media Outlets: Each apartment is pre-wired for voice and data, TV, and FM connections in all bedrooms, living rooms, and kitchens, meeting current telecommunications standards.

INTERIOR DEVELOPMENT AND COMMON AREAS

Gated community with private interior areas. It will feature landscaped gardens, a community lounge, a pool, and spacious sunbathing areas.

BIOCLIMATIC AND ENERGY-SAVING FEATURES

This is an eco-friendly, bioclimatic building designed for energy savings and respect for the natural environment, utilizing passive energy sources. Orientation and Adaptation to the Environment: The layout strategically optimizes window orientation and interior space distribution to harness sunlight and natural air currents.

Homes equipped with aerothermal energy systems, providing the most sustainable and cost-effective solution.