

BUILDING SPECIFICATIONS

COVERED INTERIOR DEVELOPMENT

The development includes a communal swimming pool on the building's rooftop. It also provides space for bicycles and storage rooms, both in the basement and on the rooftop. Access is ensured via an accessible lift that serves all floors of the building, complying with current regulations.

ACCESS AND ENTRANCE HALL

Flooring in the interior common areas will be finished in ceramic tiles, and the walls will feature a combination of different materials depending on the area.

Technology will also be present through lighting with motion detectors in different zones and floors, resulting in significant energy savings and optimized resource use. The lift, with access from the basement to all residential floors, will have finishes consistent with the rest of the project and dimensions in accordance with accessibility regulations. Doors will be automatic and equipped with an alarm and emergency telephone service.

YOUR HOME

Entrance hall, living room, hallway, and bedrooms:

The interior flooring in these areas will be porcelain stoneware. The floor will be finished with a skirting board made of the same material. All walls and ceilings will be painted with smooth, light-colored plastic paint over ceramic partitions. A continuous suspended plasterboard ceiling (PYL) finished with plastic paint will be installed.

The entrance hall and hallway will have LED lighting.

Kitchen:

The kitchen will include the following finishes and features:

- Porcelain stoneware flooring matching the rest of the home, with matching skirting boards for continuity.
- Vertical surfaces finished with smooth plastic paint over ceramic partitions.
- Continuous moisture-resistant plasterboard ceiling finished with smooth plastic paint.
- Fully fitted with modern high and low cabinets with large storage capacity.
- Equipment includes:

- Induction hob
- Extractor hood
- Quartz or similar compact countertop and backsplash
- Undermount stainless steel sink with single-lever tap
- LED lighting as per project design

Bathrooms:

Bathroom walls and floors (both main and secondary) will be finished with porcelain stoneware, resistant to impacts and moisture.

Continuous suspended ceilings will be installed, except where climate control equipment is located, where access panels or removable ceilings will be provided. These ceilings will be moisture-resistant plasterboard finished with smooth plastic paint.

Both bathrooms will include single-lever taps and modern white sanitary fittings.

The main bathroom will feature a vanity unit with integrated basin, resin shower tray, and shower screen. The secondary bathroom will include a wall-mounted sink and resin shower tray. Both bathrooms will have LED lighting.

Terraces:

For maximum safety, terrace flooring will be non-slip ceramic tiles suitable for outdoor use. All terraces will include lighting points, fixtures, and power outlets.

Interior partitions and insulation:

Interior walls will be made of ceramic brick with plaster finishing.

Interior carpentry:

The entrance door will be reinforced, with a peephole and security lock.

Interior doors will be finished in white lacquer with steel-colored handles, giving the home a modern and elegant look. Most will be hinged, except where sliding doors are recommended for better use of space.

Built-in wardrobes will be modular block-type with white lacquered doors matching the interior carpentry. Inside, they will include a top shelf and hanging rail.

Plumbing and drainage:

The plumbing installation will include water connections for all sanitary fittings in bathrooms and kitchen (sink), as well as for appliances in the kitchen and/or laundry area. The home will have a main shut-off valve and individual shut-off valves in each wet area.

All sanitary appliances will be connected to the drainage system, with soundproof PVC pipes running through service shafts. The installation will comply with noise protection regulations (DB HR).

Domestic hot water (DHW) will be produced via aerothermal energy, a highly efficient system.

Heating / Air conditioning:

For maximum comfort, the home will include pre-installation for ducted hot/cold air conditioning, with vents in the living room and bedrooms.

Electricity and telecommunications:

The home will include electrical and telecom outlets as required by regulations, as well as a video intercom connected to the main building entrance.

Lighting throughout the home and common areas will use LED technology, with ceiling-mounted light points in all rooms.

Ventilation:

The home will include a ventilation system to ensure healthy indoor air quality and compliance with building regulations.

THE BUILDING

Facade and roof:

The facade will be built using a traditional double-layer ceramic brick system with insulation in the cavity, based on the building's energy calculations. Finishes will combine thermal performance with a modern and attractive design suited to 21st-century needs.

Roofs are designed according to their intended use, ensuring full waterproofing in all cases.

External carpentry and glazing:

External joinery and glazing will comply with energy-saving and noise-protection regulations, improving indoor comfort. Features include:

- PVC or aluminum frames with thermal break, offering high thermal and acoustic performance
- Double glazing with air chamber
- Roller shutters made of insulated aluminum slats, manually operated in bedrooms and living room, in a color matching the exterior carpentry

Structure and foundations:

The structure will be made of reinforced concrete, in accordance with seismic construction regulations. It will be calculated according to current standards and the Technical Building Code.

Foundations will be designed based on the geotechnical study.

Storage rooms:

Storage units will have metal doors, in compliance with regulations, and will include a lighting point with fixture.