

BUILDING SPECIFICATIONS

PORCELANOSA

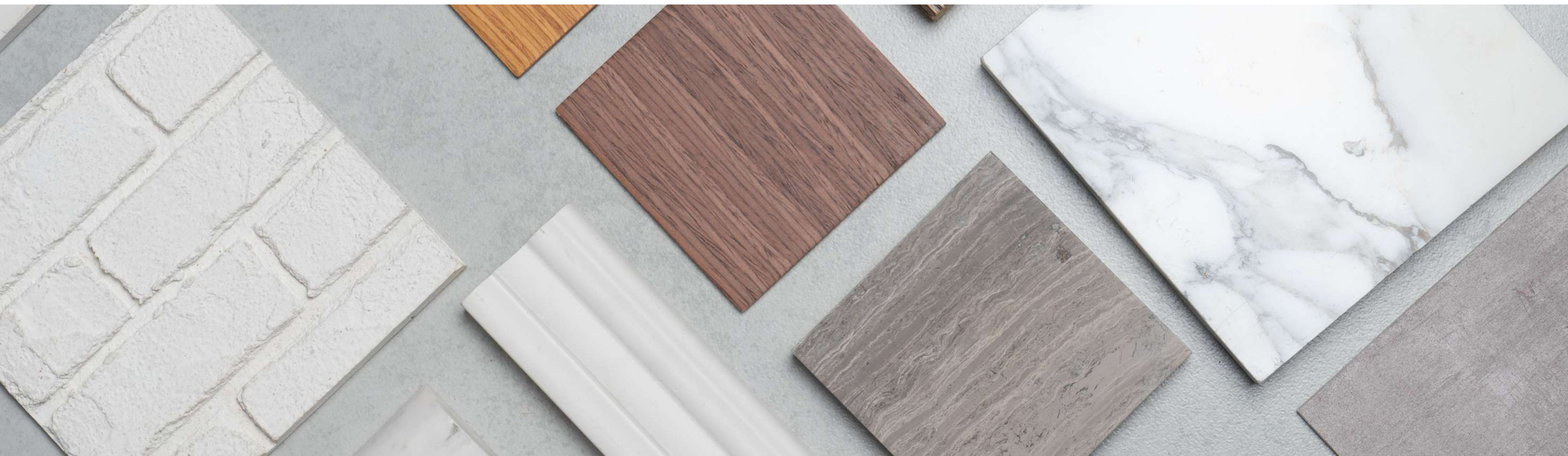
BOSCH 

LAUFEN

hansgrohe


Kömmerring®
TODAY FOR TOMORROW

AIRZONE



DWELLING



Structure

The foundation and structure are executed in reinforced concrete, in compliance with the current Structural Code. An independent Technical Control Body (OCT) guarantees the correct execution and quality of the structure.

Roofing

Floors are waterproofed with a double-layer membrane, ensuring watertightness, and will be finished according to their intended use. They are also fitted with thermal insulation over living areas, which considerably improves interior comfort.

Facades

The facades are finished. The exterior, including an air cavity which, together with the thermal insulation, provides the dwelling with a high-performance envelope in terms of energy efficiency. The terrace enclosures combine brick parapets with an exterior painted finish and glazed upper sections, in accordance with the architectural design.



Images are for guidance only

External Joinery

The external joinery is made of KÖMMERLING PVC, an innovative system offering high performance in terms of energy efficiency and structural resistance, eliminating thermal bridges and complemented by double glazing with an air chamber. Comfort and functionality are ensured through tilt-and-turn opening systems on the windows and motorised roller shutters in living rooms and bedrooms. The terrace doors in living rooms and bedrooms are flush with the floor finish, except in open terraces. The windows of ground-floor dwellings are equipped with anti-intrusion security grilles.



INTERIOR FINISHES

Partition Walls and Separation Between Dwellings

The separation between dwellings is built using ceramic masonry walls, lined on both sides with plasterboard panels and thermal-acoustic insulation, ensuring excellent thermal and sound performance, and finished with a plaster coating on the sides facing common areas. The internal layout of the dwellings is constructed with self-supporting plasterboard partitions mounted on galvanised steel framing, with insulation infill in walls separating areas of different uses.

Internal Joinery

The entrance door to the dwelling is armoured, with an interior finish matching the internal joinery design. The carefully designed interior spaces are enhanced by the installation of extra-height internal doors. The modular wardrobes are fitted with soft-close doors for greater durability and comfort, and feature interior fittings including a top shelf and hanging rail.

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INTERIOR FINISHES

Living Room, Bedrooms and Corridors

The flooring throughout the dwelling will be porcelain stoneware by PORCELANOSA.

The vertical surfaces are finished with smooth plastic paint in colour.

In the living room, the main seating area is designed with different ceiling heights, creating a distinctive spatial effect.

The remaining rooms have ceilings finished in plaster and paint, except in areas where a false ceiling is required to accommodate building services.

Kitchen

The kitchen is delivered fully fitted, with upper and lower cabinets featuring soft-close hardware and a quartz composite worktop. It is equipped with a BOSCH induction hob, extractor hood, and oven. A undermount sink and single-lever mixer tap are installed. The splashback area between the upper and lower units is finished with the same material as the worktop, combined with smooth plastic paint on the remaining wall surfaces, giving the kitchen a design in line with the latest trends. The ceilings are finished with plastic paint. The kitchens have PORCELANOSA porcelain stoneware flooring, matching that of the rest of the dwelling.

Bathrooms

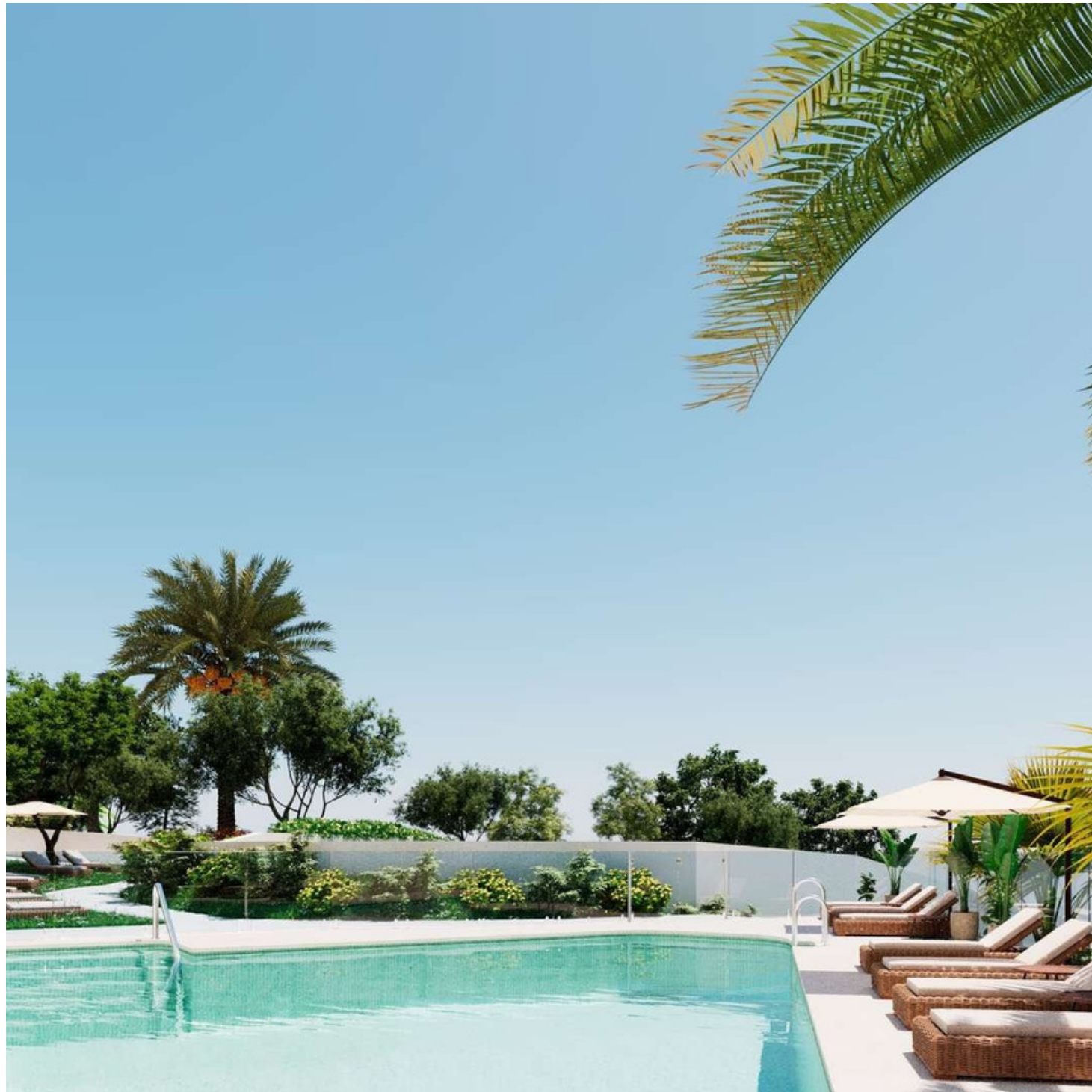
The walls are finished with a combination of PORCELANOSA porcelain tiles and paint, and the ceiling with smooth paint.

The floors are laid with PORCELANOSA porcelain stoneware, matching that of the rest of the dwelling.

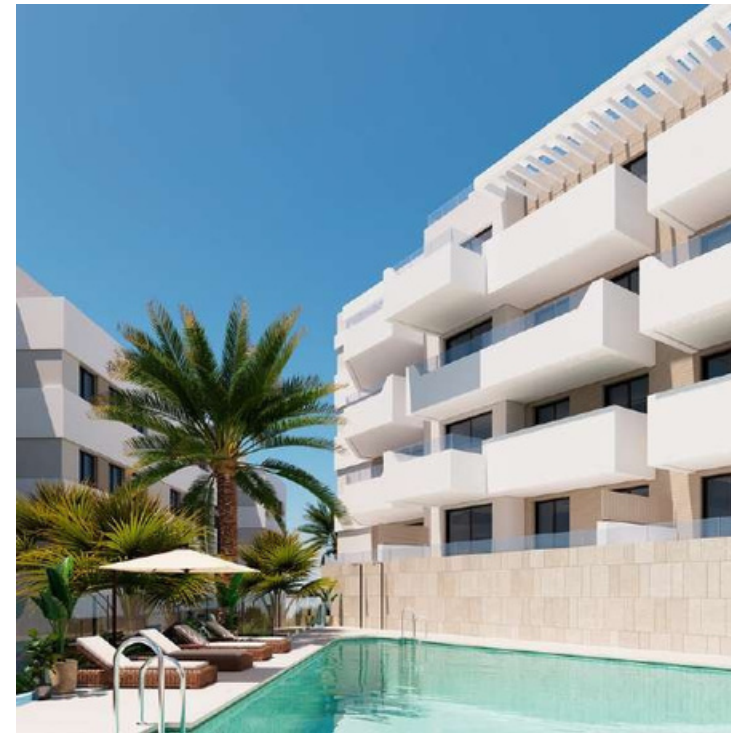
The bathrooms are fitted with a mirror above the washbasin.



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EXTERNAL AREAS

The terraces are finished with non-slip porcelain stoneware by PORCELANOSA, suitable for outdoor use and with a finish consistent with the interior flooring of the dwelling.

INSTALLATIONS



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Plumbing and Sanitary Ware

The plumbing installation includes a main shut-off valve in each dwelling and additional valves in all wet rooms (kitchens and bathrooms).

Terraces and private gardens are provided with a water outlet.

The bathrooms are equipped with ceramic washbasins integrated into vanity units, ceramic WCs by LAUFEN, and shower trays by LAUFEN, fitted with thermostatic mixers and overhead shower heads.

The bathroom taps are by HANSGROHE.

Air Conditioning, Heating and Domestic Hot Water (DHW)

The air conditioning and heating of the dwelling are provided through a ducted air system, with supply grilles in the living room and bedrooms.

The installation is controlled by a home automation system, such as AIRZONE or similar, featuring a centralised control panel in the living room and sensors in each habitable room.

Domestic hot water is produced by a centralised aerothermal system with individual meters for each dwelling.

Ventilation System

Indoor air quality is ensured by a mechanical ventilation system, which removes stale air through the wet rooms, providing proper ventilation throughout the dwelling without the need to open the windows.

Electricity, Television and Telecommunications

The electrical installation is carried out in accordance with the Low Voltage Electrotechnical Regulations, and the telecommunications installation complies with the Telecommunications Infrastructure Regulations, providing data, television, and telephone outlets in the living room, kitchen, and bedrooms.

Power outlets are installed on terraces and in private gardens.

Photovoltaic panels installed on the building's roof contribute to reducing the energy consumption of the common installations.

A video intercom system is installed at the main entrance to the development, and an audio intercom system at the entrance of each building.



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COMMON AREAS

Basement Levels

Equipped with a mechanical ventilation system and fire protection system. The vehicle access door is motorised, featuring a remote-control system and smart access management via smartphone. A pre-installation is provided for the future installation of electric vehicle charging points.

Entrance Halls and Staircases

The entrance areas have been enhanced, and the residential lobbies are designed with a combination of materials that give them a modern and contemporary appearance. The main staircases are constructed with artificial stone treads and landings, and vertical surfaces finished with plastic paint. Lighting in entrance halls, staircases, and lift lobbies is controlled by presence detectors.

Residential Complex

Gated development with a community room, communal swimming pool, shared restrooms, landscaped and seating areas, gym, and sauna.

PERSONALIZACIÓN

At no additional cost:

- Kitchen furniture, with a choice between two colour options offered by the developer.
- Wall paint colours, selectable from different shades.
- Option to replace the shower with a bathtub.

At an additional cost.

Kitchen Plus, including a built-in oven-microwave column, refrigerator, and integrated Bosch washing machine and dishwasher, except for those located in utility areas. Choice of interior joinery finish for internal doors and wardrobe fronts. Wardrobe interior layout according to the developer's proposal.



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ENVIRONMENT

**The commitment to the environment is reflected in the implementation of measures aimed at reducing energy consumption and pollutant emissions.
Energy Efficiency Class A.**

The high level of insulation in the building envelope, the high-performance external joinery with thermal break, the use of double glazing with air chambers, and the energy- efficient installations and ventilation system enable the dwellings to achieve high standards of energy efficiency. The incorporation of photovoltaic panels helps to reduce the building's overall energy consumption. The large windows in living rooms and bedrooms allow natural light to play a major role inside the homes, reducing the need for artificial lighting and creating a pleasant atmosphere for both family life and work. Water-saving measures have been implemented through the installation of dual-flush toilets and aerators in taps, helping to reduce water consumption.



