

1 | The structure

FAÇADE

- The façade will be built using an external thermal isolation system of the SATE type. It will be thermally and acoustically insulated, thus achieving an optimum habitability and comfort thermal and acoustic insulation in dwellings. Sustainability and responsibility in line with the standards of the Technical Building Code.

FOUNDATIONS AND STRUCTURE

- Reinforced concrete structure building, all calculated and executed according to the requirements of the geotechnical study, current regulations and CTE.

ROOF AND TERRACES

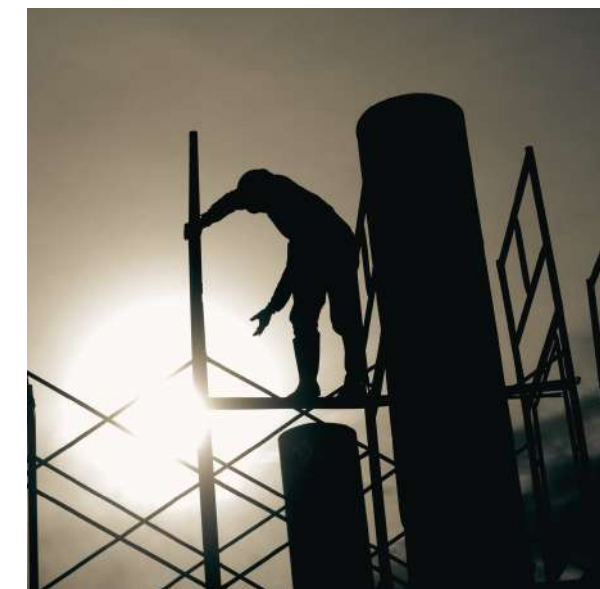
- The roofs of the building will be flat inverted roofs with double asphalt sheet waterproofing and with different floorings depending on whether they can be walked on or not.

PARTITIONING

- The partitioning of the façade is with an outer leaf of half a foot of perforated ceramic brick with thermal-acoustic insulation on the outside and continuous single-layer cladding, and with an inner leaf with self-supporting laminated plasterboard lining with thermal-acoustic insulation. The interior distribution of the dwellings is by means of a selfsupporting framework of laminated plasterboards with thermoacoustic isolation, the damp areas will have waterproof panels.

EXTERIOR CARPENTRY

- The carpentry will be of aluminium with thermal bridge break. They will have different types of opening per room, tilt and turn, sliding and/or folding. The blinds will be of compact module with the window frames



2| Your house

CERAMIC TILED FLOORS

- The floor tiles in your home will be porcelain stoneware and large format (60 X 60), which will have a non-slip finish in bathrooms and terraces, with skirting board of the same material on terraces.
- Rustic stoneware ceramic tiles with skirting board will be installed on roofs and coffered ceilings. of the same material.

TILING

- Your bathrooms and kitchen will be tiled with porcelain stoneware and large format (30 X 60) and both are designed to combine tiling with smooth paints.

PAINTWORK

- The vertical and horizontal walls of your house are finished with a laminated plasterboard system that guarantees an excellent finish in accordance with the smooth plastic paint on walls and ceilings.

INTERIOR CARPENTRY

- The entrance door to your house will be armoured with security lock and white lacquered on the inside. Interior doors will be white lacquered and have chrome hardware to create clean, elegant and timeless spaces. Bathroom doors will be fitted with door handles.

WARDROBES

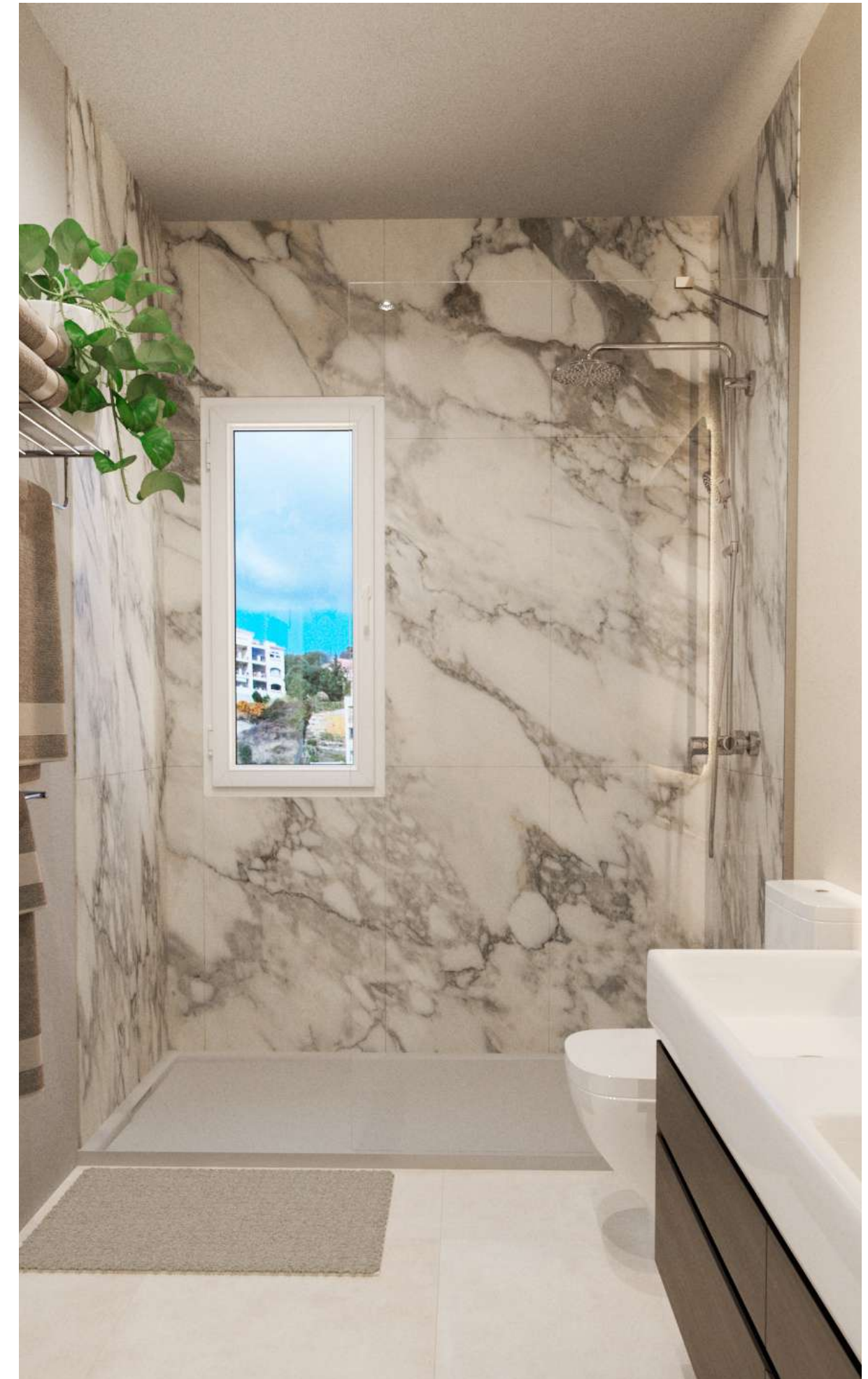
- Your wardrobes will be built-in with sliding doors and will follow the aesthetics of the interior doors. They will be lined and fitted with a shelf to separate the boot and a hanging rail.



2| Your house

PLUMBING AND SANITARY FITTINGS

- General water network with polypropylene and the interior distribution with cross-linked polyethylene.
- The sanitary fittings in the bathrooms will be of white vitrified porcelain. They will have a non-slip shower tray.
- Toilets will be floor-standing and wall-mounted and their cisterns will have a dual-flush water-saving system.
- The washbasins will have an integrated cabinet. The fittings will be chrome-plated and single-lever mixer taps with pressure reducers and aerators to save on consumption.
- Network of downpipes and drains in PVC and both the cold water and hot water networks will be made in compliance with the instructions of the Technical Building Code, specifically the Basic Health Document and taking the necessary measures to ensure the best acoustics of the elements.



2| Your house

ELECTRICITY

- The electrical installation will be piped. They will be equipped with a large-key electrical mechanism that complies with the Low Voltage Electrotechnical Regulations, as well as with the regulations of the supply company.
- The bathrooms and kitchens will be fitted with recessed lighting and luminaires will be installed on the terraces.

TELECOMMUNICATIONS

- The sockets and wiring in bedrooms, living room and kitchen are prepared for telephone and television. There will also be pre-installation for cable TV. In general, the Common Telecommunications Infrastructure project guarantees the reception of any telecommunications service you wish. To control access to the home, a hands-free video intercom will be installed to open the access door to the building and your home.

LIGHTING

- You will enjoy natural light in your home thanks to the large windows in the different rooms and the terraces that open the house to the outside and its magnificent views. The general control panel will be located at the entrance to your home and prepared to include the necessary power supplies so that you can have a digital home. It will be prepared for a high level of electrification

AIR CONDITIONING AND HEATING

- The installation for the production of heat, cooling and sanitary hot water will be by individual aerothermal equipment with high energy efficiency.
- It shall be equipped with a ventilation system to maintain indoor air quality by supplying clean air while exhausting stale air and preventing the transmission of odours between rooms.



2| Your house

ACOUSTICS

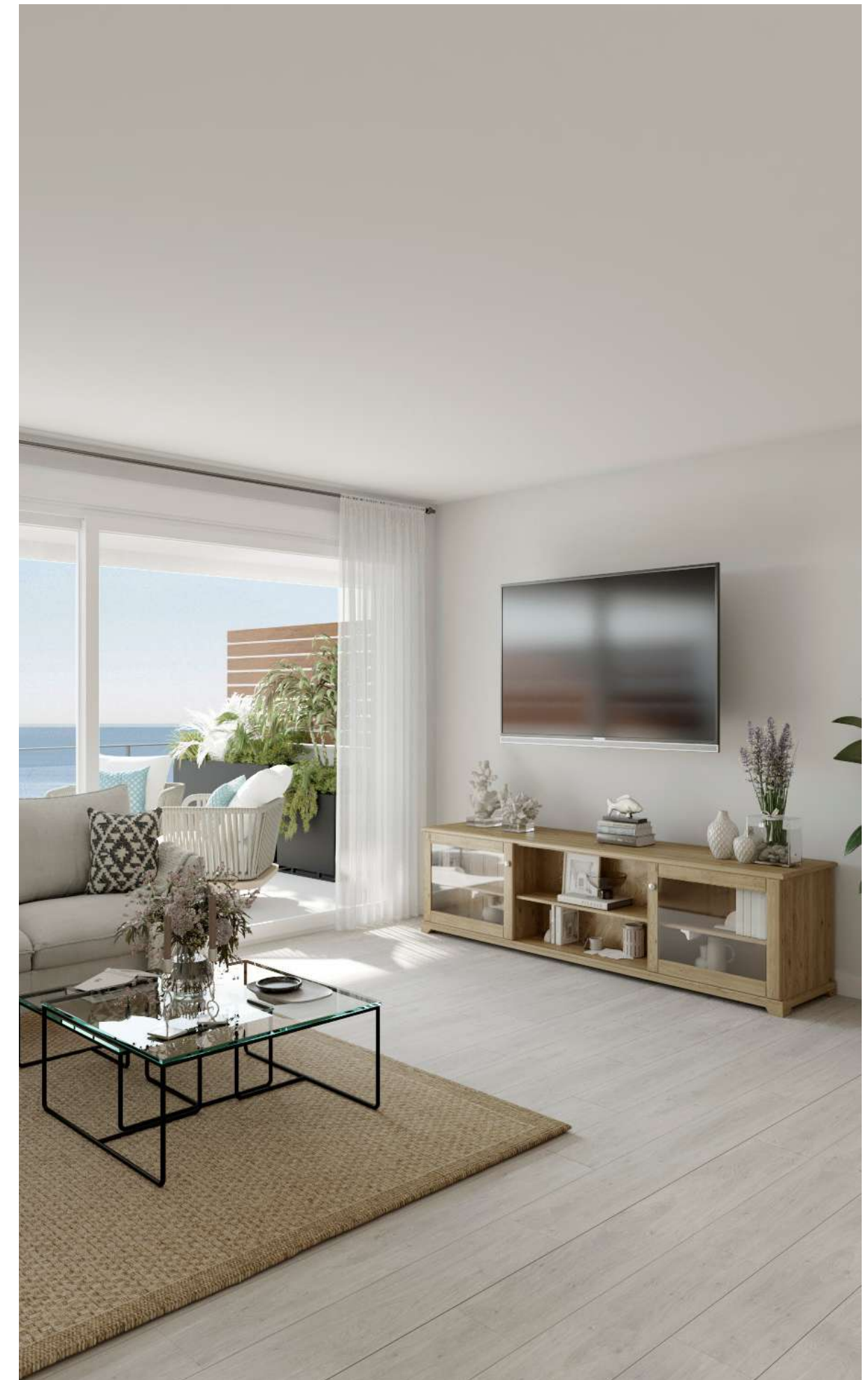
- We have paid special attention to sound isolation by incorporating state-of-the-art technical systems inside the homes in compliance with the Technical Building Code and the Basic Document on Protection against Noise and Safety in Use and Accessibility.

GLAZING

- The joinery has double glazing with an interior air chamber, Climalit type or similar, for both thermal and acoustic isolation, in compliance with the Basic Energy Saving Document and the Noise Protection Document.
- Glass in areas at risk of impact, such as porch screens, balcony railings, terrace railings and stairways, shall be laminated.

KITCHEN FURNITURE

- Your kitchen will be designed by expert kitchen designers. It will be furnished with high and low units of large capacity, stone worktop, porcelain or similar that guarantees its resistance to scratches and high temperatures.
- It will be fitted with chrome mixer taps, sink, oven and microwave column, induction hob and extractor hood.



3 | Outdoors

PARKING

- The access door to the garage of each building will be metallic and will have an anti-trapping security system. There will be a separate switchboard and meter for the garage with minimum permanent lighting and all the necessary protection and signalling systems to comply with the applicable regulations. Parking. The parking spaces are specially cared for with continuous flooring of polished concrete hardened with quartz. The access ramps will have printed concrete paving. They will also have pre-installation for charging points for electric vehicles.

STORAGE ROOMS

- The storage rooms will have their own ventilation system and will have continuous flooring. Their doors will be made of metal with upper and lower grilles.

ENTRANCE HALL

- Access to doorways with large-format exterior ceramic paving. The doorways will be glazed to the outside, with the access door in lacquered aluminium with thermal bridge break.

COMMON AREAS

- Efficient lighting systems using recessed LEDs or similar with intelligent sectoring. Lighting by presence detection in all common areas of the building.

LIFT

- Your home will have a state-of-the-art lift with emergency manoeuvre that allows it to complete its journey to the nearest floor in the event of a power cut and with a 24-hour remote assistance service, for your greater security.

