

QUALITY
SPECIFICATIONS

88 APARTMENTS IN ELVIRIA

ConceptHomes



RESIDENTIAL DEVELOPMENT

THE RESIDENTIAL DEVELOPMENT is designed to respect the natural slope of the land, integrating the layout of buildings, private gardens, and communal areas to create various terraced levels.

The external fencing consists of a solid brickwork base finished with cement mortar matching the building façades, with an upper section made of metal slats combining open sections with solid panels.

Pedestrian walkways and staircases are finished with non-slip ceramic tiles and self-compacting gravel.

Landscaping is integrated with the natural slope of the land, using lawn areas around the swimming pools and Mediterranean and tropical shrub planting elsewhere. Hanging plants are incorporated on the residential terraces.

Access to the parking areas is provided from the internal road to each block and is finished in stamped concrete with LED bollard lighting.

Garage doors are motorized sectional doors made of PVC-coated ribbed slats, operated automatically via remote control or video intercom.

The exterior render is executed using a two-coat lime-based mortar finished with plastic paint.

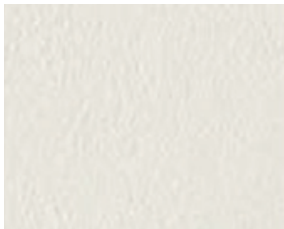
The project design includes decorative elements and planters clad with aluminum composite panels.



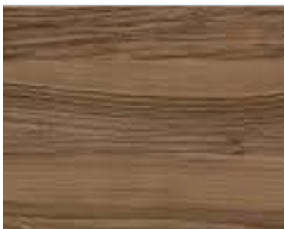
OUTDOOR LIGHTING



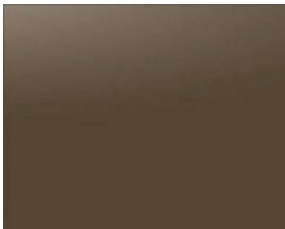
OUTDOOR BEACON



EXTERIOR PLASTER



COMPOSITE PANEL
LIME BASE



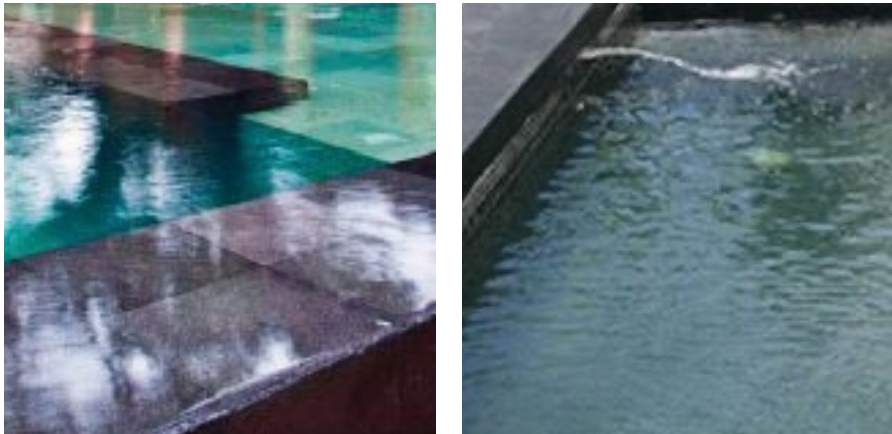
ALUCOBOND



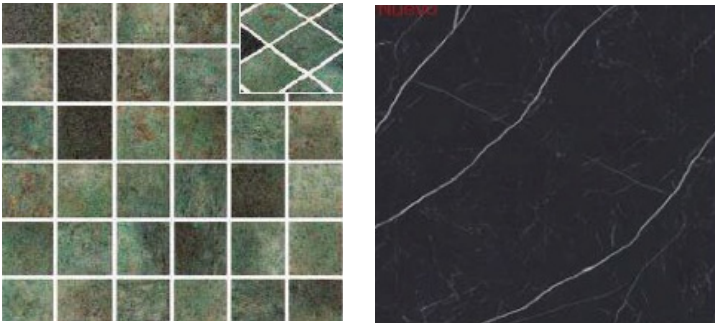
Where necessary, ecological walls and gravel flowerbeds will be placed at the building entrances. The exposed aggregate concrete paving and plantings will be determined according to the landscape design.

Ecological walls will also be installed at the slopes where the internal road meets the main swimming pool.

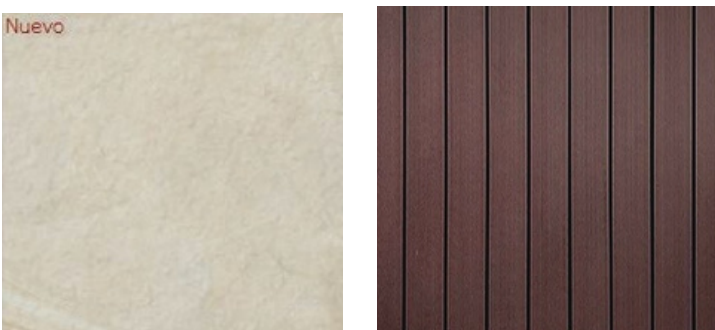
Swimming Pool



INTERIOR LINING



POOL SURROUNDS

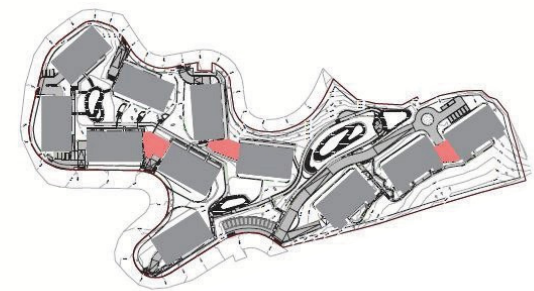


EXCAVATED CONCRETE PAVEMENT AND GRAVEL BEDS



ECOLOGICAL WALLS

Exterior Basement Roofs



Green Roof

It is proposed to cover the roofs above the basement with a dry garden composed of sedum-type vegetation and ornamental gravel. This vegetation requires minimal maintenance and only a shallow substrate depth for root development.

The boundary walls on the slopes will be constructed either from masonry or reinforced concrete, depending on whether they retain soil or not. The finish will be white in any case.

They will be accompanied by vegetation according to the landscaping study.



The boundary walls on the slopes will be constructed either from masonry or reinforced concrete, depending on whether they retain soil or not. The finish will be white in any case.

Urban Furniture



Anti-Fall Railings for Exteriors

Located on the edges of 90cm pedestrian paths on masonry parapets at the edge of the internal road.



Walls and Enclosures

Level changes play a prominent role in the project, and the treatment of retaining elements is of key importance. Different solutions will be proposed depending on their location.

It will be combined with shade loving plants in those areas in the shadow of the slope.





Concrete Panels

With a strong commitment to respecting the natural environment and responsible resource use, the homes are built following the most demanding parameters of the Spanish Technical Building Code (CTE) to achieve optimal energy efficiency and minimize environmental impact.

Energy and Atmosphere

Energy savings are achieved through a high efficiency aerothermal system combined with construction solutions that ensure exceptional thermal and acoustic comfort by optimizing the building envelope.

Aerothermal energy is a highly efficient technology based on extracting energy from the air, where 75% comes from outdoor air and only 25% from electrical

consumption. This technology can be considered renewable due to its high efficiency and low CO₂ emissions. This system reuses residual heat from the heat pump to climatize the dwelling.

Indoor Environmental Quality

The homes are designed and built to ensure adequate ventilation and optimal thermal and acoustic comfort, using aluminum joinery with thermal break (RPT) and double glazing with acoustic (laminated) and solar protection, while maximizing natural light through large-format windows.

Innovation in Design

During the design process, special emphasis has been placed on all eco-efficient resources.

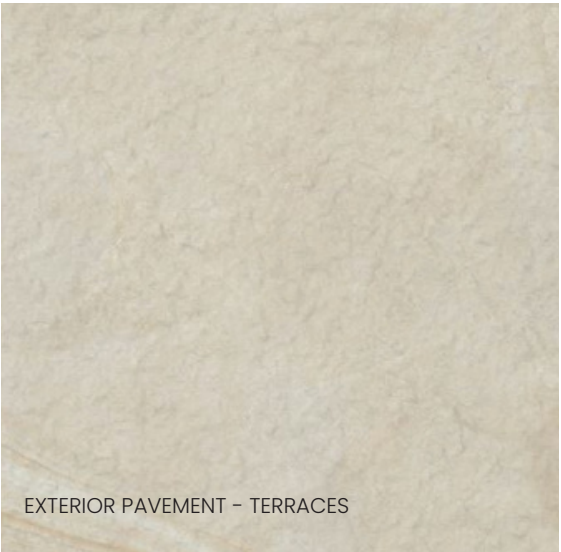
Facade Cladding



THE CLADDING OF THE SEMI-BASEMENTS IS A CALACATTA BLACK CERAMIC MATERIAL.

Home Interior and Exterior

Interior and exterior flooring of the dwellings will be ceramic tiles by Gunni & Trentino or similar, measuring 90x90 cm. Exterior areas will have a non slip finish.



EXTERIOR PAVEMENT - TERRACES



INTERIOR PAVEMENT - HOUSING

HANGING GARDENS ON TERRACES

Residential Planters

At the different levels of the buildings, planters are incorporated in which hanging vegetation is proposed, with high resistance to solar exposure, gradually colonising the building over time.





Entrance Door

ARMORED entrance door to the dwelling, veneered in natural IROKO wood with a wengué finish, 45 mm solid leaf, 3 point security lock, stainless steel hardware, optical peephole, and stainless steel handle.

Interior Passage Doors

Internal doors with a width of 82.5 cm and full floor-to-ceiling height, including architraves on the side jambs, and a thickness of 44 mm. Constructed from MDF panels with a sand-coloured finish as per design, featuring concealed hinges and a magnetic latch, brushed stainless steel handle, and lockable closure in bedrooms and bathrooms.

Wardrobes

The doors are made of moisture-resistant MDF, factory-finished with a special polished satin white lacquer. The upper finish includes a track

cover. Hardware consists of a double set of extruded rails, stops, soft-close brakes and silent sliding mechanisms, with a recessed stainless-steel finger pull integrated on one side of the door panels.

The interior is finished in melamine board with PVC edging (textile finish “LINO” – LINO CANCUN), in 2- and 3-panel modules, with a usable depth of 560 mm. It includes side panels, a reinforced upper shelf/luggage shelf with a 60 mm fascia, and a chrome-plated steel hanging rail with integrated brackets.

Terrace Divisions

They will be made of composite material, forming a lattice screen.

Outdoors, suspended ceilings in Prodema or composite material with a wood-effect finish, with the remaining areas in moisture-resistant material finished in white.



Aluminum Carpentry

Aluminum joinery CORTIZO COR VISION or similar for sliding windows to terraces. The remaining units will be CORTIZO COR 70 or similar. Double glazing with air chamber.



Railings

Laminated glass railings CORTIZO View Crystal or similar, with beveled edges.

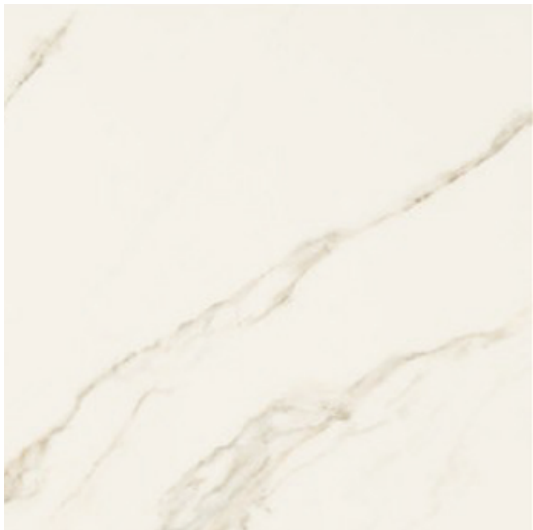
Shutters

Motorized roller shutters in bedrooms, matching the color of the exterior joinery.

Terrace Divisions

They will be made of composite material forming a lattice.





Tiling
The tiling of the main wall of the bathroom will be large-format porcelain for the main bathroom, as well as for secondary bathrooms and guest toilets.

Faucets
Washbasin tapware consisting of a wall-mounted single-lever mixer with a 212 mm spout.

Sanitary Ware
Wall-hung toilet with concealed cistern. Dual-flush toilet actuator plate.





GUNNI & TRENTINO

SINCE 1970

Luxury furniture stores with over 50 years of experience in interior design and top-level decoration.

Gunni & Trentino is a Spanish company specializing in high-end decoration, supplying furniture for interior design projects

Kitchen systems according to the study with the company Gunni & Trentino. The materials will be selected based on the following criteria:

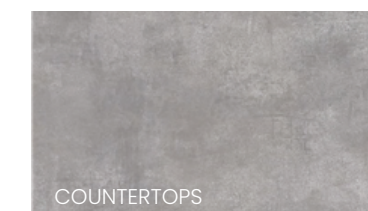
- Maximum quality
- Suitability of the materials according to their application
- Ecological
- Fitness for use
- Durability
- Authenticity
- Harmony between materials and colors

The manufacturing process employs the most modern techniques, following the strictest standards of dimensions and quality.

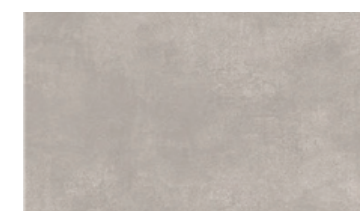
Structure and Hardware

Structure made of 18 mm thick E1-grade melamine panels with 8/10 ABS front edge in the same color. Medium-density particleboard used: 780 kg/m³.

Hardware made of nickel-plated steel with built-in dampers and 155-degree opening.



COUNTERTOPS



Kitchen Appliances

SIEMENS



Electricity

The mechanism will be the D-LIFE model by SCHNEIDER or similar, in white.

The electrical panel will be located behind the entrance door of the apartments.

The maximum allowable power for the home will be 9,200 W, in single-phase distribution (230 V).



Video intercom
WELCOME model by
ABB NIESSEN or similar.

Lighting

The home is equipped with fixtures by ARKOS or similar in bathrooms, toilets, kitchen, and hallways.

Types of Fixtures:

- LED lighting in bathrooms and toilets.
- Recessed downlight fixtures in false ceilings.
- In kitchens: 24W LED fixtures.



Telecommunications

The home is equipped with TV-FM outlets and data points with RJ-45 sockets in bedrooms, living room, dining room, kitchen, and terraces.

Data outlets (DO) are provided in all rooms for telephone use and to connect TVs to the internet. Terrestrial and satellite antennas are installed.

Fiber optic installation is provided to the home, with fiber optic outlets in the living room.

Video intercom with WELCOME model monitor by ABB NIESSEN or similar.

Home Automation

The home is equipped with a Novaplug home automation system by KOOLNOVA, allowing control via a mobile device of lighting, zoning of the HVAC system and underfloor heating, and the opening and closing of blinds.

Additionally, the home is equipped with sensors to detect flooding. The system is configured to automatically close the main water valve and manage the flood.

The smoke detector senses fires and notifies the homeowner.



The home's climate control is provided by fan coil units installed within the false ceiling for each room.

The distribution of conditioned air is carried out through ducts integrated into the false ceiling.

Rectangular ducts made of fiberglass, lined inside and out with aluminum sheet, type Climaver Plus. Double deflection grilles for both supply and return, with manual adjustment.

Linear motorized diffusers and grilles by KOOL-NOVA or similar, integrated into the false ceilings.

Domestic hot water (DHW) is produced using an aerothermal system with storage tanks. Heating and cooling are also provided.

Aerothermal System: a clean technology that extracts up to 77% of its energy from the air. Aerothermal units are next-generation heat pumps designed to provide cooling in summer, heating in winter, and, if desired, hot water throughout the year.



Ventilation

Mechanical ventilation system with inline exhaust fans, ensuring continuous renewal of the indoor air. These fans are installed in the false ceilings and remain hidden from view.

Air intake is carried out through extraction vents integrated into the false ceilings of bathrooms and kitchen.

This system guarantees compliance with the requirements established by the Technical Building Code.

Plumbing

The home's internal piping network is made of polyethylene pipes. These pipes are manufactured in high-quality cross-linked polyethylene (PEX-a) and meet all requirements for a hygienic installation. They do not transmit taste, odor, heavy metals, or hazardous substances to drinking water.

Additionally, the piping system is protected with flexible closed-cell thermal insulation, resistant to water vapor diffusion and with low thermal conductivity. It is specially designed to control condensation and reduce thermal losses in air conditioning and ventilation systems.

Each wet room is equipped with two concealed shut-off valves for hot and cold water.



WIRSBO PEX PIPE



Underfloor Heating

The home features an underfloor heating system integrated with the home automation system.

With radiant heating, warmth is distributed directly throughout the room, providing uniform heat and a faster sense of comfort with higher efficiency.



Fireplace

Integrated fireplace system that generates heat through clean combustion, producing no odors or residues.

It does not require smoke extraction, and CO₂ emissions are very low, requiring minimal maintenance.



Foundation and Structure

The foundation consists of reinforced concrete slabs embedded in a competent geotechnical unit, reinforced concrete walls with waterproofing, and perimeter drainage.

The structural system is composed of reinforced concrete rectangular or metallic columns supporting ribbed slab panels or solid slabs.

Roof

Walkable flat roofs constructed with a vapor barrier, slope formation, and cement mortar, with or without thermal and acoustic insulation depending on the space below. Insulation consists of 5 cm thick extruded polystyrene (XPS) boards.

Waterproofing is provided with two layers of asphaltic waterproofing, bicapa LBM/SBS-30-FV + LBM/SBS-40-FP, Danosa or similar, with a protective geotextile layer and cement mortar prepared for flooring.

Facade

EXTERIOR ENCLOSURES: Constructed with half-brick perforated ceramic masonry, coated with water-repellent mortar, thermal and acoustic insulation using 5 cm extruded polystyrene (XPS), and lined with double-layer gypsum board (13 mm) in dry areas of the homes, and water-resistant boards in wet areas, all supported on a galvanized steel profile structure. Thermal and acoustic insulation with 40 mm thick rock wool ROC DAN 231/40 or similar, in accordance with CTE DB-HE "Energy Saving."

PARTY WALLS: Separations between homes, and between homes and common areas, are built with acoustic perforated concrete brick partitions, lined with double-layer gypsum board (13 mm) in dry areas and water-resistant boards in wet areas,

supported on galvanized steel profiles. Thermal and acoustic insulation with 40 mm thick rock wool ROC DAN 231/40 or similar, in accordance with CTE DB-HE "Energy Saving" and acoustic insulation according to CTE DB-HR "Noise Protection."

Carpentry and Glazing

Exterior carpentry made of textured lacquered aluminum in dark gray, CORTIZO brand, Corvison Plus model or similar, for large sliding balcony doors. The sliding doors will feature a barrier-free version, where the door frame is flush and includes a flat threshold for a comfortable, unobstructed transition from the interior. The rest of the carpentry will be CORTIZO COR-70 model or similar.

Glass with acoustic insulation, using tempered glass on the exterior face, of varying thicknesses as required, with solar control and low-emissivity coating, 16 mm argon-filled cavity, and laminated glass consisting of two layers of varying thicknesses as required.

For sliding windows: acoustic-insulated glass using laminated glass on the exterior face, of varying thicknesses as required, with solar control and low-emissivity coating, 16 mm argon-filled cavity, and laminated glass consisting of two layers of varying thicknesses as required.

Laminated glass railings made of two 10 mm panes bonded with double polyvinyl butyral.

Motorized blinds (not integrated with home automation) in bedrooms, made of aluminum with acoustic and thermal insulation within the slats, finished to match the exterior carpentry.

Flooring

BEDROOMS: Porcelain tile flooring, 90x90 cm

MASTER BATHROOM: Porcelain tile flooring, 90x90 cm

Secondary bathroom: Porcelain tile flooring, 90x90 cm

COMMON AREAS: The ramp to the parking area will be made with stamped concrete reinforced with colored fibers and hardened with decorative wear mortar. Pedestrian areas, stairs, and the rest of the common areas will be finished with porcelain tiles with an anti-slip surface.

Wall Coverings

MASTER BATHROOM: Wall coverings in wet areas of the master bathroom with floor-to-ceiling porcelain tile panels.

SECONDARY BATHROOM: Floor-to-ceiling porcelain tile cladding in wet areas; the rest of the walls finished with smooth acrylic elastomeric paint, Acritón 2000 or similar, in white. Vanity fronts with 5 mm silver mirror glass.

Interior Carpentry

EXTERIOR DOOR: Entrance doors to the homes with vertical panels, made of Iroko wood or similar, treated for exterior use, high-density polyurethane foam-injected core, embedded security lock with 3 locking points, anti-lever concealed hinges, and exterior handle.

INTERIOR DOORS: White lacquered interior doors, consisting of a DMF pre-frame, sealing joint, and concealed screws. White lacquered DM trim, 7 cm wide. Door leaf made of a wood-edged perimeter frame, lacquered white.

Hardware includes concealed hinges and

satin stainless steel handles, with lockable function in bathrooms. Doors include top fixed panels.

WARDROBES: Modular wardrobe fronts with hinged doors, double-sided laminated finish, drawers with soft-close, shelves for shoes, shelf and hanging rods in each wardrobe.

Bathrooms

FAUCETS: Showers: Built-in matte black single-lever thermostatic faucet with hand shower.

Basins: Built-in matte black single-lever thermostatic faucet with hand shower. SANITARY FIXTURES: In bathrooms, double-basin sink on countertop. In toilets, single-basin sink on countertop.

Wall-hung concealed cistern toilet with slow-close seats.

Showers equipped with concealed drainage system using prefabricated tray, covered with porcelain tiles identical to the rest of the bathroom floor.

Climate Control And Domestic Hot Water Installation

Domestic hot water (DHW) production via aerothermal system.

Climate control system with direct expansion.

Rectangular fiberglass ducts lined inside and outside with aluminum sheet. Motorized supply grilles.

Underfloor heating throughout the entire home.

Electrical Installation

Independent protection panel for each home, high-level electrification, with circuit

control for lighting, power, air conditioning, etc.

Schneider D-Life mechanisms or similar with white frame.

Closed-circuit TV system for monitoring, control, and viewing of the common areas of the development. Points with covers in bathroom mirrors for connection of anti-fog resistances.

Points for fans in exterior covered terraces.

Lighting in bathrooms, toilets, kitchen, and hallway.

Plumbing Installation

Internal water pipes made of polypropylene, WIRSBO-PEX brand or similar. All pipes will be covered with insulating sleeves (for cold and hot water pipes).

Main shut-off valves in the service cabinet inside the home. Shut-off valves for each room. Water points on terraces. Water tanks will be provided for irrigation and fire-fighting.

General meters / totalizers for the pool, potable water, irrigation, and fire-fighting. Meter banks for the homes.

Drainage pipes in 3-layer PPR sanitary PVC, with separate networks for rainwater and sewage. Horizontal sections of the pipes will be acoustically insulated for soundproofing.

Telephone Installation

Installation complying with the legal regulations for telecommunications infrastructure.

Telephone and RJ45 outlets in living rooms, bedrooms, and kitchen.

Home Automation Installation

Home automation installation for the entire home, including:

- General shutdown of the entire home
- Centralized shutdown of electric blinds
- Control of the home automation system from a smartphone
- Climate control
- Humidity sensor.

Telecommunications Installation

TV-FM and TC outlets in bedrooms, living room, dining room, and kitchen.

Data outlets (DO) in all rooms for telephony and to connect TVs to the internet. Installation of all external networks using fiber optic to transport all satellite signals and terrestrial installation to the homes.

Installation of terrestrial antennas.

Video intercom with ABB Welcome system or similar monitor with 7" touchscreen and home automation integration.

Exterior And Garden Finishes

At the building entrances, ecological walls and gravel beds will be installed where necessary. Pavement will be made of exposed aggregate concrete, and plantings according to the landscaping study. Ecological walls will also be placed on the slopes along the internal road leading to the main pool.

Swimming Pools

They will be prefabricated with a purification system, salt filter, pump, electrical control panel, and lighting with extra-flat white LED spotlights.

The flooring of the exterior of the communal pool will be made of C3 porcelain tiles. The flooring in private pools will be made of technological wood.

