

EDIFICACIÓN				INTERIOR DE LA VIVIENDA. ACABADOS	
					
FOUNDATION AND STRUCTURE The structure will be executed in reinforced concrete, complying with current regulations and the Technical Building Code, using waffle slab floors. The foundation will be constructed in accordance with the results of the geotechnical study, with reinforced concrete diaphragm walls and a reinforced concrete foundation slab.	ROOFS The roofs will be flat, with different solutions depending on the case, meeting the requirements for waterproofing and all the necessary elements to satisfy thermal and health requirements as required by the Technical Building Code. The finish will be gravel in non-trafficable areas and non-slip ceramic flooring in trafficable areas.	FACADES Exterior façades will be a combination of exposed brick masonry or rendered mortar finished and painted in a colour to be defined by the Architectural Supervision. On the inner face, an air cavity will be installed, mineral wool as thermal and acoustic insulation, and a self-supporting technical partition with dry construction systems. The finish colour will be white and grey on terraces. On the façades of the interior courtyards, the finish will be rendered mortar painted over perforated brick masonry, an air cavity, mineral wool as thermal and acoustic insulation, and an internal self-supporting technical partition with dry construction systems. Window sills and lintels will be made of polymer concrete in a colour to be defined by the Architectural Supervision.	CARPENTRY AND GLASS The window frames will be made of PVC. The glazing will be double glass with a dehydrated air chamber of the “Climalit” type, to improve comfort and the building’s thermal envelope, with different treatments depending on the façade and regulatory requirements. Roller shutters with lacquered aluminum slats with injected insulation will be installed, allowing complete blackout in bedrooms. Color to be determined by the project management.	INTERIOR PARTITIONING AND INSULATION The interior partitions between dwellings and with common areas will be constructed using a single-layer core, double-sided lining with dry partitioning, with a layer of thermal and acoustic insulation using mineral wool, all supported by a self-supporting metal structure. In wet areas, the gypsum board will be moisture-resistant type. The separation between dwellings and between dwellings and common areas consists of brick and a gypsum board lining with thermal and acoustic insulation of mineral wool.	INTERIOR CARPENTRY The access door to the home will be solid, with fittings and a security lock, optical peephole and accessories, lacquered in white, with a handle and fittings in stainless steel imitation. The interior face of said door will have the same finish as the rest of the interior woodwork. Interior doors lacquered in white, with smooth handles finished in stainless steel imitation. The doors of bathrooms and toilets have locks. Built-in modular wardrobes in all bedrooms, sliding doors lacquered in white, with stainless steel imitation fittings, with interior lining, luggage shelf and hanging rail.

Interior de la vivienda. Acabados				Instalaciones	
					
PAVEMENTS General Areas (Living Room, Kitchen, Hallways): Large-format porcelain stoneware (minimum 90x90 cm or 120x60 cm) in a neutral gray tone with a rectified finish and satin texture, providing visual continuity in the “open space” concept. Terraces: Non-slip porcelain stoneware from the same series as the interior to ensure interior-exterior aesthetic integration. On the walls of bathrooms and toilets, the cladding will be ceramic, in a sand color in the secondary bathroom and in a gray color in the main bathroom.	CLADDING AND SUSPENDED CEILINGS The bathrooms, both main and secondary, will be partially tiled with ceramic stoneware. The walls of the rest of the home will be finished in smooth plastic paint of top quality in off-white or pearl grey. In kitchens, painted areas will be combined with areas clad in the same material as the countertop. Continuous false ceiling in entrance halls, corridors, kitchens, and bathroom, with an access panel if necessary for the maintenance of equipment. In wet areas, the boards will be of a water-resistant type. They will be finished with smooth paint, colour to be defined by the site management.	KITCHENS Furniture: High-end kitchen cabinets with smooth fronts in matte white anti-fingerprint finish, handleless (gola system). Countertop and Island: Calacatta-style porcelain finish with pronounced grey veining. The island is designed with a waterfall side (material continuity down to the floor). Kitchen Front: Cladding in the same material as the countertop for a monolithic aesthetic. Appliances, full set of top-brand appliances: • Built-in combi refrigerator. • Multifunction oven and microwave in column. • Large-surface induction cooktop • Ceiling or cabinet-integrated extractor hood. • Undermount sink in black/ antracite color with designer single-lever faucet.	BATHROOMS The main bathrooms will be equipped with a sink, toilet, and shower tray. The secondary bathroom includes a sink, toilet, and shower tray. A shower screen and mirror are included. The taps in both showers and bathtubs will be single-lever with flow control. They will be made of white vitrified porcelain; the shower tray will be made of resin, and the taps will be chrome-plated brass, single-lever. The bathrooms will feature a vanity unit and sink with mirror, all by Porcelanosa.	PLUMBING AND SANITATION The pipes will be made of insulated cross-linked polyethylene due to its resistance to any type of water, its low roughness, and its lower thermal conductivity compared to metals such as copper. The drainage system will be made of PVC. It will include a siphonic trap in all bathrooms to prevent odors, and soundproofed downpipes and drains to avoid noise. Main shut-off valves in each dwelling, as well as in kitchens, bathrooms, and toilets. The terraces of penthouses and ground floors will have water connections.	HEATING, AIR CONDITIONING AND DOMESTIC HOT WATER The homes will have air conditioning installed via a heat pump system, with distribution through ductwork in a false ceiling and supply grilles in the living room, kitchen, and bedrooms. A room thermostat will be installed in the living room. The production of domestic hot water (DHW) will be provided through solar thermal energy collection panels and a storage tank with electric backup. The systems are made up of high-efficiency collectors, vitrified storage tanks that ensure internal protection, and top-quality components that optimize circulation.

INSTALACIONES					
					
RESIDENTIAL VENTILATION Mechanical ventilation of dwellings according to the Technical Building Code, using an extractor located in the bathrooms. Each of the units will be connected to the roof through an individual duct, ensuring that no disturbances or imbalances in the system occur due to handling in each of the dwellings. Independent smoke outlet for kitchen extractor hood.	ELECTRICITY AND TELECOMMUNICATIONS The degree of electrification will be medium, and the provision of electrical and telecommunications outlets will comply with the corresponding regulations. Video intercom system with a camera at the building entrance and individualized monitors in each home, panoramic color screen, easy handset handling. Telephone sockets, TV-FM antenna, fiber optic installation to each home and internet wiring with connections in bedrooms and living room. Digital television system via satellite connection. TV sockets in the living room, bedrooms, and kitchen.	COMMON AREAS The flooring of the entrances will be made of standard-format ceramic material for moderate pedestrian traffic. In elevator lobbies, stairwells, and residential corridors, the flooring will be made of grey ceramic material. The entrances will be illuminated to create a warm and prestigious atmosphere. The lighting in the common areas will be provided by low-energy consumption lamps (LBCEs). Motion sensors with timers will be installed to control lighting in entrances, stairwells, and floor lobbies, allowing the reduction of electricity consumption in common areas.	GARAGES Mechanically trowelled concrete flooring and parking spaces marked and numbered in accordance with current regulations. The partition walls will be of durable masonry construction. The main entrance and exit doors of the parking area will be metal, automated, and remote-controlled. The pre-installation of charging points for electric vehicles will be carried out in the garage until compliance with ITC BT 52 of the Low Voltage Electrotechnical Regulation is completed. The garage will have forced ventilation, fire detection, and emergency lighting. Fire protection installation in accordance with current regulations.	ELEVATORS An elevator will be installed with access from all floors and directly connected to the garage levels, with a capacity for six people and a door adapted for people with disabilities. The doors will be automatic and made of steel, with a cabin decorated with high-quality materials. Lighting will be provided by panels, and emergency assistance will be available via an automatic telephone connection to the elevator security control center. The cabin will be accessible.	ENERGY RATING Energy rating (energy rating values pending verification by the site management). Improvement of construction solutions to optimize energy consumption and ensure user comfort and enjoyment. Use of LED bulbs in different areas of the building, ensuring optimal consumption, lifespan, and efficiency. Sanitary devices will be environmentally friendly. Their low consumption represents significant savings on the bill as well as contributing to improving our environment. Latest technology in air conditioning and air quality systems, prioritizing both the final product outcome and low energy consumption.
					