

QUALITY SPECIFICATIONS



BUILDINGS

FOUNDATIONS AND STRUCTURE

The foundations and structure elements will be made of reinforced concrete.

FAÇADE AND EXTERIOR ENCLOSURE

The façades are conceived as a combination of top quality materials with an innovative image while achieving great energy efficiency. They have been designed by combining several elements.

The terraces will have transparent glass railings.

The ground floor terraces will have a separation with the communal area formed by a blind wall and upper translucent glass.

The exterior carpentry will be of aluminium with thermal bridge breakage, matt finish and glass with air chamber. All rooms will have motorised roller blinds.

INTERIOR COMMUNAL AREAS

Staircase lobbies will be clad with noble materials.

The access doors to the building will be equipped with a remote device detection opening system.

The paving in the lobby and common spaces will be porcelain stoneware.

All interior staircases will be made of concrete and will be clad with the same paving as the lobbies.

A doormat integrated into the paving will be incorporated in front of each flat door.

The lighting will be LED lights with presence detection.

The lifts will have automatic stainless steel doors up to the parking floors.

ROOFS

The roofs will be flat with a gravel finish, only accessible for the maintenance of the facilities.

CAR PARK

The exterior vehicle access door will be automatically opened by remote control and with an interior presence detector, allowing vehicles to exit without activating the control.

The paving of the car park will be of trowelled concrete.

Temperature detectors, fire hydrants, fire extinguishers and fire alarm, according to the environmental licence project.

Forced ventilation according to regulations.

STORAGE ROOMS

In the basement there will be individual storage rooms. Electrical connection between the flat and the chosen storage room, with a power point in the storage room. Dimensioned for standard electric vehicle charging admission.

EXTERIOR DEVELOPMENT

Green area with spacious areas for relaxation.
Swimming pool of avant-garde design for communal use.
Chill out and reading area with lawn.
Coworking room and space for the use of the owners.

APARTMENTS

INTERIOR WALLS AND ENCLOSURES

Separation of the interior distribution of the flats by means of laminated plasterboard partition walls with thermal-acoustic insulation of rock wool in the interior of the structure.

In the water areas, water-repellent panels will be used to resist the action of damp and water.

Separation between flats and common spaces by means of a ceramic brick wall, plastered with plaster and painted on the surface of the common spaces and lined with laminated plasterboard with thermal-acoustic insulation on the interior surface of the flat.

Separation between flats by means of ceramic brick wall lined with laminated plasterboard with thermal-acoustic insulation on both sides.

False ceiling of laminated plasterboard for installations and lighting in all spaces.

False ceilings and unclad walls will be finished with smooth plastic paint, after preparation of the substrate, priming and two coats of finish.

There will be a choice of two possible paint colours.

PAVING

General flooring by means of top high quality ceramic paving with a choice of 3 finishes.

KITCHEN

Fitted kitchen with columns, wall and base units with a choice of 2 options.

Silestone brand countertop with a choice of 2 options.

Integrated pyrolytic oven and microwave, 60cm wide.

Induction hob, 60cm wide.

Dishwasher and panelled fridge integrated with the rest of the kitchen.

Integrated or decorative extractor hood in wall unit, depending on kitchen.

Stainless steel sink.

LAUNDRY ROOM

Porcelain paving the same as that of the rest of the flat. Depending on the typology.

It will contain the interior unit of the aerothermal system (Hydrokit).

BATHROOMS

Wall to ceiling cladding, with high quality ceramic pieces with a choice of 2 options.

DURAVIT brand bathroom fittings.

Shower tray with screen in en-suite bathroom and bathtub in general bathroom.

High quality taps.

INTERIOR CARPENTRY

Reinforced access door to the flat, with 3-point security lock and chrome fittings. Oak wood finish on the exterior and white lacquer on the interior.

Snow-white colour lacquered interior doors with fitted stops.

Built-in wardrobes with white lacquered doors and melamine interior with shelving and hanging rail. Depending on commercial typology.

INSTALLATIONS

Electricity and telecommunications

Electrical and telecommunications installation according to current regulations.

Electrical mechanisms.

WIFI electronic video intercom for access to the communal complex and each staircase.

Communal TV aerial in each staircase.

TV and RJ45 sockets in kitchen, living room and bedrooms.

Electrical socket on the terraces.

The apartments will be delivered with the following light points:

- portholes with led lamps installed in the hallway and bathrooms;
- central ceiling light point in bedrooms;
- downlights and led strip under wall cupboards in the kitchen;
- the living room will have two independent lines with two light points, one on the table and the other in the centre of the sofa area;
- LED lamps on terraces.

PLUMBING

Installation in accordance with current regulations.

Water intake and drainage for washing machine and dishwasher.

Air conditioning and renewable energies

Installation in accordance with current regulations.

Installation by means of photovoltaic solar panels and aerothermal energy.

Air conditioning through hot and cold air ducts.