



FOUNDATION AND STRUCTURE

Reinforced concrete with two-way floor slabs.

FAÇADES

Rendered brickwork has been used on exterior façade walls, as defined in the project, interior thermal insulation, an air chamber, and panels with laminated plasterboard partitions inside, fixed with metal profiles.

ROOFS

- Flat gravel-finish, non-trafficable roof.
- Passable roofs finished in non-slip stoneware flooring for exteriors.

EXTERIOR CARPENTRY

Exterior carpentry is PVC or aluminium, supplied by high-end brands. The double glazing with an air chamber significantly reduces the hot-cold energy transfer and exterior noise, ensuring optimum interior comfort.

Compact module of lacquered aluminium roller shutter with injected thermal insulation in bedroom carpentry.

Double glazing with air chamber forming a set of high thermal and acoustic performance.



INTERIOR DIVISIONS

Laminated plasterboard interior partition walls, with metal load-bearing structure and interior thermal-acoustic insulation.

Separation between homes is formed by ceramic brick partitions, lined on both sides with plasterboard and thermal acoustic insulation.

Separations between homes and common areas formed by ceramic brick work, rendered on the outside and with internal plasterboard partitioning and interior thermal-acoustic insulation.

INTERIOR CARPENTRY

Reinforced door in access to property, white lacquered, security fittings, exterior handle and optical peephole.

Flat leaf doors with horizontal grooves, with white lacquered finish, hanging hardware and handle.

Modular wardrobes hinged or sliding depending on type, with matching doors, melamine interior finish, luggage shelf and hanging rail.

PAINTWORK

Vertical surfaces inside homes in smooth plastic paint in a soft colour or white. Horizontal surfaces in interior of homes in smooth, white plastic paint.

COLOUR: **NCS- S-0300-N**



HEATING AND HVAC

Full ducted hot/cold air conditioning system via ducted heat pump with grilles in the living room and bedrooms, with indoor and outdoor units.

Production of domestic hot water using an Aerothermal system.



FLOORING AND TILING

- Ceramic tile flooring inside homes (living room, bedrooms, hallway and corridor).
- Stoneware flooring in bathrooms.
- Outdoor non-slip ceramic tile flooring for terraces.
- Large format ceramic tiling and/or painting in bathrooms according to design.
- Suspended accessible ceiling in bathroom where air-conditioning machinery is housed.
- Top quality ceramic housing material, with the possibility of selecting colours according to the proposed range.

ELECTRICITY AND TELECOMMUNICATIONS

- Electrical installation in accordance with Low Voltage Electrotechnical Regulations.
- Premium quality electrical fittings.
- Telecommunications installation in the home (basic telephony, cable telecommunications and integrated services digital network) with sockets in the living room, bedrooms and kitchen.
- Satellite dish pre-installation.
- Intercom for access to the main entrance doors.
- Wall light fitting, electrical socket and TV aerial socket on the living room terrace.

Flooring



Interior

Serial: **Land_Ivory**
Colour: **Clear Sand**
Format: **60 x 60 cm.**
Material: **Ceramic**
Brand: **Newker**



Terrace

Serial: **Land_Cinder**
Colour: **Light grey**
Format: **60 x 60 cm.**
Material: **Ceramic**
Brand: **Newker**

Bathroom



Main bathroom

Flooring: **Land_Ivory**
Tiling in shower: **Woodwork Wall Multi**
Colour:
Format: **30 x 90 cm**
Material: **Ceramic**
Brand: **Newker**



Bathroom 2

Flooring: **Land_Ivory**
Tiling in shower: **Land Wall Ivory**
Colour:
Format: **25 x 75 cm**
Material: **Ceramic**
Brand: **Newker**





KITCHEN FURNITURE

- The kitchen is furnished with high and low-level cabinets.
- Compact countertop in working area with a return up to the tall cabinets.
- Stainless steel sink and mixer taps.
- Appliances: refrigerator, washing machine, microwave, electric oven, ceramic hob, dishwasher and high-end brand hood.



OVEN
BOSCH



CERAMIC HOB
BOSCH



EXTRACTOR HOOD
BOSCH



MICROWAVE
BOSCH



REFRIGERATOR
BOSCH



DISHWASHER
BOSCH



WASHING MACHINE
BOSCH

SANITARY WARE AND TAPS

- White vitrified porcelain sanitary ware.
- Shower in main and secondary bathroom, according to the type of housing.
- Single lever taps in showers and sinks.
- The bathrooms with showers will have a grab bar and rain effect showerhead.
- Vanity unit with washbasin in main bathroom.
- The bathrooms include mirrors.



COMMON AREAS, THE COMPLEX AND MISCELLANEOUS

- Low-energy lighting in entrances, interior roads and gardens.
- Motion detectors in doorways, entrance halls and garages.
- Paved natural stone entrances with an inset doormat and decorated with noble materials and paint.
- Garage lighting triggered by the opening of vehicle access doors.
- Infrastructure for electric vehicle charging according to regulations.
- In the garage, the current applicable standard requires forced ventilation, carbon monoxide detection and control, fire protection, and emergency lighting.
- Outdoor communal swimming pool with night lighting system.
- Chill out zone and outdoor relaxation area.
- Fit space, sauna, and yoga or massage room.



AA ENERGY RATING

The building has a AA energy rating, leading to a reduction in CO2 emissions and a significant reduction in the building's energy demand.

This rating is achieved by adopting improved thermal insulation (with optimized thermal insulation on the façade, improvements on the roof and efficient carpentry and low-emission glass) and High-efficiency thermal facilities.

