

BUILDING
SPECIFICATIONS



FOUNDATIONS AND STRUCTURE:

FOUNDATIONS:

Foundations based on reinforced concrete slabs, waterproofing sheet and blinding concrete.

STRUCTURE:

Structure resolved by means of waffle slabs and reinforced concrete pillars.

Lift shaft resolved by means of reinforced concrete diaphragm walls.

ROOFS/TERRACES

• FLAT NON-TRAFFICABLE ROOF:

• Flat non-trafficable roof with gravel finish, geotextile sheet, separating layer, thermal insulation layer, two-layer waterproofing, cellular concrete layer as slope formation and cement mortar protection layer.

• FLAT TRAFFICABLE ROOF:

Flat trafficable roof with non-slip ceramic tile floor finish. Underneath, insulation layer, two-layer waterproofing, cellular concrete layer as slope formation and cement mortar protection layer.

EXTERIOR AND INTERIOR ENCLOSURES

FAÇADE:

Façade composed of 3 layers: perforated brick masonry wall, thermal insulation based on mineral wool and a self-supporting lining of laminated plasterboard (LP).

ROOF/TERRACE PARAPETS:

The parapets of the terraces of the apartments are resolved by means of rendered and painted block masonry, to which a safety glass railing is anchored.

PARTITION WALLS:

• Apartment

Interior enclosure of the apartments by means of laminated plasterboard (LP) partition walls and rock wool on the inside.

• Separation of apartment - communal areas

Enclosure between apartments and communal areas consisting of perforated brick + insulation + self-supporting lining.

• Separation between apartments

Separation enclosure between apartments resolved with perforated brickwork and self-supporting lining by means of laminated plasterboard (LP) on both sides and incorporating rock wool.

• Separation between terraces

Separation party walls between terraces of apartments: on one side by means of one-foot-thick perforated brickwork, rendered and painted, on which an embedded safety glass is placed. On the other side, the party wall is resolved by means of safety glass. Separation walls between solariums of apartments made of perforated brickwork, one foot thick and height as required, topped with a prefabricated coping.

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- Separation between storerooms:

Separation partition wall between storerooms resolved with double hollow brick, plastering and paint.

- Separation of storeroom - garage:

Separation partition wall between storeroom and garage resolved by means of perforated brickwork, plastering and parging in hallways, and plastering in garage and storerooms.

THERMAL BRIDGES

Thermal bridges in slab edges resolved by means of a layer of thermal mortar.

EXTERNAL CLADDING

Façade with cement mortar rendering finished with exterior acrylic paint in white and grey colour (where applicable and according to the project).

On terraces (where applicable), the horizontal exterior cladding will be a false ceiling by means of a cementitious board.

All exterior facings will be painted with acrylic paint for exterior use in white or grey colour, according to the project.

INTERIOR CLADDING

APARTMENTS:

Cladding on horizontal and vertical interior facings by means of smooth white colour matte plastic paint on laminated plasterboard. Anti-mould paint in wet areas.

In bathrooms, floor-to-ceiling veneering by means of rectified tiling and in a colour to be defined.

In kitchens, skirting board in the same material as the worktop in the kitchen front.

In the apartment, false ceiling by means of laminated plasterboard (LP) according to False Ceiling plans.

In wet rooms, false ceiling by means of WA laminated plasterboard. One of the bathrooms will have a removable false ceiling for access to the air-conditioning machines.

COMMUNAL AREAS:

Cladding on horizontal and vertical interior facings by means of parging/plastering and finish with smooth white colour matte plastic paint.

Continuous false ceiling by means of laminated plasterboard (LP).

GARAGE:

Vertical facing cladding by means of plaster rendering.

FLOORING AND VENEERING

APARTMENTS:

Interior flooring throughout the apartment by means of rectified porcelain tiles, ECOCERAMIC brand (PAMESA group), UPTOWN model or similar, of 60 x 60 cm and white/pearl colour. Baseboard of the same material.

Terrace flooring by means of rectified non-slip porcelain tiles, ECOCERAMIC brand (PAMESA group), UPTOWN model or similar, of 60 x 60 cm and white/pearl colour. Baseboard of the same material.

Floor-to-ceiling veneering in master bathroom completed by means of rectified tiling, GEOTILES brand, DOMO model or similar, of 30 x 90 cm and pearl/grey/ivory/noce colour.

- Floor-to-ceiling veneering in secondary bathroom completed by means of tiling, ECOCERAMIC brand (PAMESA group), UPTOWN model or similar, of 37.5 x 75 cm and white/pearl colour.

COMMUNAL AREAS:

Flooring of communal areas (doorways) by means of porcelain stoneware tiles, PAMESA brand or similar, 60 x 60 cm format, in continuity with the level of the interior paving of the apartment. Baseboard of the same material.

PARKING:

Paving in parkings and storerooms by means of polished concrete in driving and parking areas.

EXTERIOR CARPENTRY

- Exterior aluminium carpentry for façade openings to the master terrace, sliders with thermal bridge break, measurements where applicable and according to the project, in anthracite grey colour on the exterior and interior and with quality seal.
- The rest of the exterior carpentry, collapsible and sliding doors and windows, with measurements according to project, made of aluminium with thermal bridge break, in anthracite grey colour and with quality seal.
- 4+4/12/4+4 glazing with air chamber and solar control on the interior face. Monoblock blinds in bedrooms of the same colour as the exterior carpentry (anthracite grey).
- In the case of stairwells, the enclosure will consist of some lacquered aluminium tubular profiles.

INTERIOR CARPENTRY

- Armoured apartment front door, of lacquered wood and smooth finish, with three-point security lock and chrome-plated fittings.
- Smooth interior blind doors, operable or sliding, of white lacquered wood, with stainless steel fittings, with rubber weatherstripping on the frame for silent closing, waterproof MDF joint sealant and jamb, and hand locks in bathrooms and toilets.
- Built-in wardrobes, lined and equipped on the interior with hanging rail and storage unit shelf. Lacquered wardrobe fronts with collapsible and sliding panels where applicable and measurements according to the project.

ELECTRICITY AND TELECOMMUNICATIONS

- The design and dimensioning of all the elements of the electricity installation will be projected according to the needs of the apartment and will be in compliance with the requirements of the current regulations and specifically with the Low Voltage Electrotechnical Regulations.
- Telecommunications installation in accordance with the Telecommunications Infrastructure Regulations.
- Mechanisms of a brand to be determined.
- Telephone and television points in all bedrooms, living room and kitchen. Internet sockets according to the project. Satellite and terrestrial aerial for TV and FM channels.
- Installation of electronic video door entry system with connection to the general control centre of the Residential Development.
- Redirectable LED lighting with circular white matte finish in corridors and bathrooms, according to current regulations.
- Wall fixtures on terraces of apartments, model and brand to be determined.
- Lighting by means of LED-type lights for interior communal areas. This type of lighting is more energy efficient, has a longer useful life, more ecological light, low heat emission, minimum maintenance and low consumption. Lights with a design to be determined.

PLUMBING

- All hot and cold-water installation is carried out in accordance with current regulations.
- Installation of general stopcocks at the entrance of each apartment, and stopcocks in each wet room and individually for each sanitary appliance. Water distribution and sanitation pipes according to the project.
- DHW production by means of an AEROTHERMAL system for energy saving, with the interior unit located in the technical room and the exterior unit located on the roof.

AIR CONDITIONING

- Hot/cold air conditioning by means of individual AEROTHERMAL equipment, PANASONIC brand or similar, for distribution to rooms by ducts with air impulsion through grilles and control system by means of thermostat. In all rooms except bathrooms and kitchens.
- Water underfloor heating in all rooms, except in bathrooms, which will have electric underfloor heating, linked to the aerothermal installation for air conditioning, taking advantage of the residual heat to obtain DHW.

PHOTOVOLTAICS

- Installation of photovoltaic panels in accordance with current regulations.

OTHER AMENITIES

- There is the option of a swimming pool / jacuzzi in the ground floor apartments and penthouse floor apartments.

BATHROOMS

- In all bathrooms, white wall-hung toilet, TEKA brand, NEXOS model, or trading house with similar characteristics, with ultra-thin seat and lid and soft closing.
- In all bathrooms, cistern push button, TEKA brand, FLUSH PLATE 10 model, white colour.
- In all bathrooms, non-slip shower tray, GELCOAT brand or similar, of slate and in smooth white colour. Measurements according to design.
- In all bathrooms, fixed glass shower screen and/or with collapsible door (where applicable), BECRISA brand or similar trading house, with chrome-plated fittings, according to design.
- Bathroom furniture in white lacquered MDF. Measurements and brand to be determined.
- Taps in master bathrooms consisting of:
 - o Single-lever mixer tap for single-lever mixer washbasin, TEKA brand, ALAIOR HIGH SPOUT model, or similar trading house.
 - o For showers, built-in chrome single-lever mixer tap with 2 outlets, TEKA brand, ALAIOR model, or similar; shower head, TEKA brand, SPA2 300 ULTRA SLIM model, or similar; square vertical shower arm, TEKA brand, FORMENTERA model; and TEKA brand shower kit.
- Taps in secondary bathrooms consisting of:
 - o Mirror Single-lever mixer tap for washbasin, TEKA brand, SOLLER model, or similar trading house.
 - o Shower head, TEKA brand, THERMOSTATIC SOLLER model or similar trading house.
- MENSA mirror or similar trading house, with LED light over washbasins and measurements to be determined.

KITCHEN

- Fully equipped kitchens with KORENGER brand, or similar, furniture in waterproof MDF, Silestone type, or similar, worktop with integrated sink and electrical appliances with energy rating A or higher: glass-ceramic hob, oven, microwave, extractor hood, fridge, dishwasher and washing machine. Baseboard of the same material as the worktop, in finishing.
- LED lighting under wall cabinets.

TERRACE

- Prefabricated concrete pergolas on terraces.

LIFTS

- "OTIS" brand, "GENESIS" model, or similar trading house, lifts, of 4 stops and 450 kg load. Doors finished in stainless steel, decoration of interior cabin panels according to design.

SECURITY OF THE RESIDENTIAL COMPLEX

- Video door entry system for access control.
- Perimeter security system by means of installation of cameras with biometric movement recognition, with image recording in central sentry box.
- Number plate recognition system for authorised vehicles.

RESIDENTIAL DEVELOPMENT

PAVING:

Access ramp to the garage and exterior road traffic paving executed by means of concrete slabs, colour to be defined, with the necessary joints to prevent their cracking and breakage.

Access paving and exterior pedestrian routes by means of cobblestones (to absorb movement) in a format to be defined and without a lower floor screed.

PLOT ENCLOSURE:

- o Metal pedestrian and vehicle gate of current design. The vehicle gate with automatic operation by means of remote control and vehicle number plate recognition.
- o Perimeter enclosure facing the main road resolved by means of a brick masonry wall on which a lattice of ironwork is placed, resolved by means of tubular profiles of rectangular section, lacquered in a colour to be chosen by the project management.
- o Perimeter enclosure to adjoining plots resolved by means of a Hercules type fence, of 2.00 m in height. This metal fence will have some hedges

☒ attached to it. EXTERIOR LIGHTING:

- o Lighting on pedestrian paths by means of bollards.
- o Lighting in gardens by means of light projectors in areas to be determined.
- o Lighting of pergola areas by means of LED strips.

☒ SWIMMING

POOLS:

- o One swimming pool for adults and one swimming pool for children with saline chlorination, finished in white gresite cladding.
- o Prefabricated non-slip crowning, overflow design where appropriate and purification with saline ionisation and interior lighting.

GARDENING:

- o Installation of automated drip irrigation.

OTHER:

Centralised mailboxes at the entrance to the building.

COMMUNITY FACILITIES

• In addition to the community swimming pool and the outdoor yoga and gym areas and outdoor gardens, the residential complex has a community building, with similar characteristics in terms of quality of the materials as the rest of the apartments, facing the community garden areas and featuring the following amenities:

- o Toilet adapted for swimming pool equipment
- o Changing rooms
- o Gym area
- o Coworking/social club area
- o Technical areas

The complex has a control sentry box at the entrance to the residential development.

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GARDENING:

- Installation of automated drip irrigation.

OTHER:

- Centralised mailboxes at the entrance to the building.

COMMUNITY FACILITIES:

In addition to the community swimming pool and the outdoor yoga and gym areas and outdoor gardens, the residential complex has a community building developed on the basement floor, with similar characteristics in terms of quality of the materials as the rest of the apartments, facing the community garden areas and featuring the following amenities:

- Toilet adapted for swimming pool equipment
- Changing rooms
- Gym
- Coworking/social club area
- Technical areas
- Control sentry box at the entrance to the residential development.