

Technical Specifications

FOUNDATION AND STRUCTURE

- Reinforced concrete structure in accordance with the regulations of the technical building code.
- Foundation according to the results of the geotechnical study. Reinforced concrete slabs and walls.

FACADE AND ENCLOSURES

- Single-layer mortar with specific metal lattice finishes.
- Solid ceramic brick walls lined with plasterboard laminated with mineral rock wool.
- Interior dividing walls are self-supporting multiple partition walls with double laminated plasterboard panels, waterproofing in wet areas, and mineral rock wool insulation.
- Divisions between dwellings by means of perforated brick and self-supporting wall cladding with double laminated plasterboard and mineral rock wool.

ROOF

- Inverted flat roofs with non-slip porcelain stoneware in passable areas, waterproofed with asphalt fabric and XPS insulation, to guarantee effective thermal insulation and tightness.

Homes are delivered in accordance with the specifications unless, for technical or administrative reasons, they are modified by the management without any reduction in quality. Technical specifications as of 01/07/24

CEILINGS

- A continuous suspended laminated plasterboard ceiling throughout the house and a waterproof layer in wet areas.

OUTSIDE FLOORING

- First-class, non-slip, anti-freeze porcelain stoneware installed with water-repellent adhesive.
- On the ground floor: a combination of porcelain stoneware and artificial grass.

INDOOR FLOORS

- Top quality porcelain stoneware floor tiles fixed with adhesive.
- Flush skirting boards with white finish.

PAINT

- Smooth white plastic paint on walls and ceiling.

BATHROOM TILES

- Top quality porcelain stoneware floor tiles fixed with waterproof adhesive. (Depending on project).

EXTERIOR JOINERY

- Thermo-lacquered aluminium with thermal bridge breakage, in anthracite grey or similar.
- Built in electric blinds in bedrooms.

GLAZING

- Double glazed windows with CTE compliant air chamber. With low-emission treatment for superior performance, greater energy efficiency and more comfort and energy savings.
- Fixed glass screen in showers.

INTERNAL JOINERY

- Kitchen:
 - _Furnished, large storage capacity, melanin finish.
 - _Silestone, porcelain or similar worktop, with under-counter sink and low flow chrome finish, high-volume, mixer tap to optimise water consumption.
 - _Equipment included: Ceramic hob and cooker hood.
- Lined, fitted wardrobes in bedroom with chest of drawers. (Depending on project).
- Suspended furniture with drawer in each bathroom.
- Main entrance door with security lock. Colour white inside. (Depending on project).

Homes are delivered in accordance with the specifications unless, for technical or administrative reasons, they are modified by the management without any reduction in quality. Technical specifications as of 01/07/24.

LIGHTING

- Interior:
 - _Functional light: Applied LED technology, white switches throughout the house and sockets according to regulations.
- Outside: LED strip on the roof of the terraces. Wall and beacon lights according to project.

SANITARY WARE AND TAPS

- Flush toilet with built in cistern and silent hinge seat.
- Built in washbasin with chrome taps.
- Resin shower tray.

HEATING AND AIR CONDITIONING

- Duct air conditioning (hot-cold air) powered by an indoor and outdoor unit.
- Underfloor electrical heating in bathrooms.
- Air flow renewal installation.
- Pre-installation for heated towel rails in bathrooms.

SANITARY HOT WATER

- Highly energy-efficient heat pump system with accumulation for producing sanitary hot water. (Aerothermia).

PLUMBING AND SANITATION

- High strength PPR pipes.
- PVC sanitation system (drains and down pipes).
- Gate valve in each house, with separate valves in kitchens and bathrooms.
- Water taps on terraces and solarium.

ELECTRICITY AND TELECOMMUNICATIONS

- Sockets and electrical outlets and telecommunications defined by the current regulations.
- TV and data network sockets in living room/kitchen and bedrooms.
- Installation of video intercom.
- Terraces have sockets and water supplies.
- Pre-installation for electric vehicle charging point.

SOLARIUM

- Pre-installation for kitchen and jacuzzi.

PUBLIC AREAS (APARTMENTS)

- Lift with capacity for six people, regulatory accessibility and security and access from the garage.
- Staircase connecting all floors.
- Energy saving lighting.

- Centralised video intercom system
- High security entry door.

UNDERGROUND PARKING

- Underground parking space and storage room (according to project).
- Garage in communal basement with vehicle ramp and automatic door, as well as pedestrian access by lift or stairs, depending on project.
- Pre-installation for installing an electrical socket for charging an electric vehicle.
- Finished with reinforced concrete with smoothed floor pavement and quartz surface treatment. Parking spaces marked with coloured paint.
- LED lighting system.
- Includes all fire prevention measures required by law.

OUTDOORS:

- Communal swimming pool with children's area, LED pool lighting and steps with handrails, sun deck with ceramic pavement, saline chlorination system and outdoor shower.
- Green areas inside the complex with selected Mediterranean vegetation with low water consumption and irrigation system.
- Outdoor lighting using low light pollution luminaires, according to project.