

Building Specifications



CONSTRUCTION SYSTEM

Maximum excellence in the analysis and use of cutting-edge construction materials and systems offering the utmost security and durability.



FOUNDATIONS AND STRUCTURE

Foundations and structure built from marine environment-resistant reinforced concrete elements.



ROOFS

Waterproofed accesible roofs for the terraces of both the homes and top floor apartments paved with non-slip stoneware floor tiles. Waterproofed non-accesible roofs atop roof mounted sheds, lined with gravel.



FACADES

Exterior walls claddded with **ETICS-type** pannels, which provide excellent thermo-acoustic insulation. Exterior walls in closed common areas rendered with water-repellent mortar and finished with light colours.

PARTITION WALLS AND DROP CEILINGS



Self-supporting interior partition walls between rooms with an aluminium profile, laminated gypsum board structure and interior thermo-acoustic insulation. Continuous laminated gypsum board drop ceiling throughout the rooms, with removable drop ceiling panels in the bathrooms.

SURFACES



Walls and ceilings inside the homes finished with smooth acrylic paint. Floors paved with top quality wood-looking, moisture-resistant TECHSTEP laminate.

Bathroom walls lined with light-coloured ceramic stoneware tiles. Paved terraces with non-slip stoneware paving, especially for outdoors.



WINDOWS AND DOORS

Top-quality coated aluminium exterior frames in light colours, with CLIMALIT or similar doublé-glazed Windows. **Blackout blinds** in bedrooms. Light-coloured coated reinforced **front door with security lock**. White lacquered wooden **interior and cupboard doors**, with steel fittings and knobs. Lined modular, built-in wardrobes, in the same colour as the interior doors with overhead storage and hanging rail.



GUARD RAILS AND PROTECTION ELEMENTS.

Dwarf walls with a signature form, topped with **laminated safety glass** and claddded on the outside with White GRC panels. Floor or wall-mounted metal interior guardrails on stairways with laminated safety glass.



KITCHEN

Kitchen cabinets with melamine doors with high-quality and high-strenght edging, in a white finish. Stoneware counter top with **Built-in invisible induction hob** in colours that match the rest of the furniture and fittings.

Kitchen appliances including an extract hood, oven, induction hob and a single white resin sink with drainer.



AIR CONDITIONING AND VENTILATION

Hot- cold air conditioning installation with **inverter system** with distribution ducts through false ceiling and supply and return grilles finished in White. **Ventilation and air renewal system**, hybrid, **low consumption and silent**.



DHW

Installation of **high energy-efficient air source heat pumps** to provide DHW.

PLUMBING AND SANITATION

Evacuation system of wastewater and rainwater through **sound absorbing ducts**. Drinking water distribution pipes inside homes made of cross-linked polyethylene.

SANITARY WARE AND FAUCETS

Top quality white **vitrified porcelain sanitary fixtures**. Toilets **with dual flush push button** for water saving.

Single lever faucets in washbasins, showers and sinks, chrome finish.

Non-slip resin **shower trays**. Shower tray screens.

ELECTRICITY

Complete electrical installation in homes, according to REBT. Top quality drive mechanism and bases. Outlets with plug base and watertight TV on terraces. Installation of telecommunications in homes, with video intercom and TV and RED sockets in the living room, bedrooms and kitchen.

Installation of basic **lighting** throughout the house with **LED technology**.

VERTICAL COMMUNICATION

High energy efficiency elevators equipped with **safety and emergency devices**, for communication between all floors.

Automatic sliding doors, position indicators, mirror and decoration according to project design and cabin model.

COMMON AREAS AND GARAGE

Exterior paving of common areas in passageways, with hydraulic tile in combination with printed concrete, textured or scraped finish. Troweled concrete garage flooring, polished finish.

Pre-installation of specific recharges for **electric vehicles**. Fire protection system.

RECREATIONAL AREAS AND SURROUNDINGS

The urbanization has a large bathing area with a **beach type swimming pool** with water purification and filtration treatment systems and underwater **night lighting**. **Shower and foot bath area**.

Sports area with **paddle tennis court and fitness area**. Large outdoor circulation and **walking areas**.

Children's playground with highly durable action elements, with **padded rubber pavement** finished in various colours.

Outdoor landscaping with various Mediterranean species suitable for the terrain and climate.

Gym with top brand fitness equipment. Multifunctional rooms for **Social club**, **Kid's garden and Coworking** with independent meeting rooms, fully equipped, with electrical installation and network connection.

OPTIONAL

- Kitchen equipment.
- Storage rooms, depending on availability.

