

BUILDING SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Reinforced concrete foundation according to Geotechnical study.
- Structure composed of reinforced concrete pillars and slabs.
- All the foundations and structure will comply with current regulations.

SANITATION

- Buried sanitation and downspouts with soundproofing characteristics.

FACADES

Depending on the area, it will be carried out by combining:

- Facades finished with ceramic cladding in areas defined in the project and in other areas with rendering and paint finishes.
- Ceramic brick walls for cladding, thermal and acoustic insulation in chamber and in supporting substructure and double laminated plasterboard.
- The entire building will be thermally and acoustically insulated in accordance with current regulations and will be designed to be updated to the energy efficiency requirements of the CTE E-HE.

COVERS

- Inverted flat roofs on private terraces consisting of separating felt, light mortar to form slopes, waterproof sheeting, where required, and protection mortar. Anti-slip flooring will be laid on top of this, according to the project.
- Garden roof with a solution similar to the inverted roof indicated, automatic irrigation system and hidden drains.
- In communal areas inverted flat roofs formed by separating felt, light mortar for slope formation, waterproof sheet and extruded thermal insulation, anti-puncture separating felt, and mortar to support anti-slip flooring.

FLOORING

- Large-format porcelain flooring in all rooms and bathrooms.
- Anti-impact acoustic insulation under all floors.
- On terraces, flooring with a non-slip finish flush with interior flooring.
- Floors in access, common and outdoor areas according to interior design and landscaping projects.

INTERIOR VERTICAL PARAMENTS

- Self-supporting partitions made up of a galvanized steel structure with intermediate thermal and acoustic insulation, double or single laminated plasterboard on each side, depending on the project.
- Separation between apartments with ceramic brick, acoustic insulation and cladding with double laminated plasterboard on each side.
- Large-format porcelain tiles in bathrooms in shower or bathtub area, rest of walls with decorative wallpaper.
- Porcelain tile in the utility room
- The rest of vertical surfaces finished with smooth white plastic paint.

ROOFS

- False ceilings with laminated plasterboard panels with registers or removable ceilings in areas intended for interior air-conditioning machinery.
- Indirect lighting according to design in curtain formation.

GLASSES

- Double glazed windows, climalit type or similar, to reinforce thermal and acoustic insulation.

APARTMENT EQUIPMENT

- Self-regulating Individual Mechanical Ventilation System in each apartment.
- Sanitary appliances Grohe or similar brand.
- Grohe taps or similar.
- High and low kitchen furniture with matching worktops and upstandings in highly durable material. Equipped with refrigerator, dishwasher, oven, microwave, induction system and extractor hood.
- Bathroom screens
- Blinds on all bedrooms windows
- OPTIONAL ELEMENTS:
 - 1.- Domotic system for temperature control, access, lighting, blinds, ect....
 - 2.- Awnings on terraces
 - 3.- Pergolas on solarium
 - 4.- AIRZONE system in the air-conditioning system.
 - 5.- Kitchen worktops with different designs from group 3.
 - 6.- Blinds in living room balconies
 - 7.- Canopy awing and outdoor garden shower on ground floor

INSTALLATIONS

- Internal water distribution network with cross-linked polypropylene (PEX) or multilayer pipes.
- Complete installation of air conditioning, underfloor heating, and sanitary hot water by means of Aerothermal system, with a heat pump refrigerator, and hidden ducts.
- Electrical installation carried out according to R.E.B.T. with high electrification degree.
- Lighting with Dichroic LEDs and presence detectors in distributors and common areas.
- Television, telephone and telecommunications sockets in living room and bedrooms. The terraces with television outlet.

CARPENTRY

- Security door to access the apartment.
- Interior carpentry lacquered in white.
- Built-in wardrobes equipped with shelves, bars and drawers, according to each type. The doors will be folding and / or sliding and will match the rest of the interior carpentry of the apartment.
- Aluminium exterior carpentry, with sliding leaves integrated in the flooring, and folding-tilt-and-turn leaves according to type.

GARAGES AND STORAGE ROOMS

- Parking space for each apartment.
- Storerooms: Each flat has 1 storeroom with ventilation system through a grille to the communal areas..