



SPECIFICATIONS



STRUCTURE & BUILDING ENVELOPE

- Reinforced concrete foundations designed and constructed in accordance with current structural regulations.
- Reinforced concrete floor slabs throughout the ground floor, upper levels and roof structure.
- High-performance insulated cavity wall construction, providing excellent thermal and acoustic performance in compliance with current Building Regulations.
- Contemporary single-coat rendered façade with a durable textured finish.
- Comprehensive quality control carried out on all structural components throughout the construction process.



JOINERY

- Anthracite grey thermo-lacquered aluminium windows with double glazing (Climalit type).
- Anthracite grey aluminium roller shutters in bedrooms and living room.
- Smooth white lacquered interior doors.
- Reinforced security entrance door with 6-point locking system.
- Fitted wardrobes with white lacquered doors and overhead storage compartment.



ELECTRICAL & TELECOMMUNICATIONS

- Concealed electrical installation in compliance with current Low Voltage Electrotechnical Regulations.
- Pre-installation for air conditioning.
- 16 A power outlets distributed throughout the property.
- Video intercom system at the main entrance.
- TV, telephone and data points in living room, main bedroom and kitchen.
- Integrated Telecommunications Infrastructure (ITI) in accordance with regulations.



FLOORING & WALL FINISHES

- Premium ceramic porcelain flooring throughout the interior living areas.
- Full-height ceramic wall tiling in bathrooms and kitchen, finished in elegant neutral tones.
- Non-slip exterior flooring on private solarium terraces for enhanced safety and durability.



PLUMBING & SANITARY WARE

- Plumbing installation using high-quality PPR pipes (15mm and 20mm).
- Contemporary white porcelain sanitary ware.
- High-quality single-lever mixer taps with a chrome finish.
- Domestic hot water provided by an atherothermal energy system.



COMMUNAL AREAS & PARKING

- Lift with access to all floors.
- Main entrance with modern finishes and security door.
- Non-slip flooring in communal areas.
- Garage with polished concrete floor and motorised access door.