



PLAYA DEL TORRES

*The place to be*



# Specifications Report

## FOUNDATIONS *and structure*

The safety and durability of your home is our priority. The foundation and structure of the building are made of **reinforced concrete**, guaranteeing a strong, solid base. In addition, the entire process will be supervised by an **Independent Technical Control Body**, ensuring that every detail meets the highest quality standards.

## ROOF

The flat roofs are **waterproof and with thermal insulation**, offering not only a modern aesthetic, but also **greater energy efficiency**. The terrace and solarium space are



designed for enjoying the outdoor life, with walkable areas such as the chill-out, pool and barbecue, paved with **non-slip** materials for your safety and comfort.

## FACADE *and exteriors*

The façade of our building stands out not only for its elegance, but also for its **strength and durability**. We use a **plastered exterior with cement mortar on brick**, painted with materials that ensure a long service life.

In addition, the façade incorporates **continuous thermal insulation using 60 mm thick rock wool**, which keeps your home at a pleasant temperature throughout the year, improving **energy efficiency** and reducing air conditioning costs.



## INTERIOR *Carpentry*

**White lacquered interior** doors combine with an elegant, modern design, while **satin-finished handles in chrome finish** complete a contemporary style. **Security armoured doors**, compliant with current regulations, guarantee protection and peace of mind.

## KITCHEN

Your kitchen is a place where functionality and elegance meet. The furniture is complete, with base and wall cupboards, **among which we add a mirror or SPC panel to provide brightness and spaciousness.**

The worktop is made of **compact Silestone or similar material**, ideal for **durability and style**. The stainless steel wash basin with mixer tap and appliances from leading brands such as Bosch or Samsung guarantee quality and reliability in every use. Specifically, your home will be delivered equipped with a ceramic hob, refrigerator, microwave, electric oven and dishwasher, as well as a washer-dryer integrated into the laundry cupboard in the master bathroom.



Likewise, the **SPC Linkfloor flooring**, by Porcelanosa or similar, **on polystyrene acoustic sheet and with anti-impact sheet included**, reinforces well-being, soundproofing and visual continuity throughout the house.

The exterior carpentry is **made of PVC with thermal break (TBB)**, lacquered in colour to contrast with the facade, with **double glazing**.

In addition, the living room – kitchen – dining room – lobby will have a **USB charging dock** to facilitate your connectivity.

## AIR CONDITIONING *and ventilation*

The **aerothermal system** provides domestic hot water (DHW) in an efficient and environmentally friendly way. The **air conditioning installation** and the **double-flow ventilation system** with **enthalpy heat recovery** ensure **high air quality** and low energy consumption, improving the sustainability of the home.



## BATHROOMS

The **bathrooms** are designed to offer comfort, elegance and sustainability. **Premium vitrified porcelain** suspended toilets guarantee modern aesthetics and easy maintenance.

The shower trays in all bathrooms, along with the screen and the **chrome mixer tap** with **water-saving** system, ensure a comfortable and efficient experience whatever your age.

The **countertop sink cabinet** in the master bathroom provides a touch of distinction, while **ceramic coatings or SPC panels** on walls and plaster ceilings improve aesthetics and facilitate cleaning and maintenance.

The exterior carpentry is **made of PVC with thermal break (TBB)**, lacquered in colour to contrast with the façade, with **double glazing**.

For added comfort, the **underfloor heating** in the bathrooms provides additional thermal comfort, ideal for the colder months.



## BEDROOMS

The **built-in wardrobes**, with doors that perfectly match the interior design of the houses and the rest of the carpentry elements, are easily accessible and offer optimal organisation with a metal bar for hangers, a drawer unit and luggage compartments for storage.

Likewise, the **SPC Linkfloor flooring**, by Porcelanosa or similar, **on polystyrene acoustic sheet and with anti-impact sheet included**, reinforces well-being, soundproofing and visual continuity throughout the house.

The exterior carpentry is **made of PVC with thermal break (TBB)**, lacquered in colour to contrast with the façade, with **double glazing**. In addition, the **manual blinds** ensure total control over the brightness and provide extra privacy if necessary.

## LIVING ROOM *and lobby*

The **SPC Linkfloor flooring**, by Porcelanosa or similar, **on polystyrene acoustic sheet and with anti-impact sheet included**, reinforces well-being, soundproofing and visual continuity throughout the house.

**PVC exterior carpentry with thermal break (TBB)** and **double glazing** ensure superior thermal and acoustic insulation, contributing to greater well-being in your home. In addition, the homes located on **the ground floor will have manual blinds in the living room**, providing extra security and privacy.



## TERRACES

For the **terraces and porches** we have chosen a **non-slip ceramic floor** that, in addition to being aesthetically appealing, offers high resistance and safety. Perfect for enjoying your outdoor spaces without worries.

All terraces will include a **power outlet and water outlet**.

## SPECIAL *installations*

Project adapted to the Technical Building Code (CTE), so it **complies with all current regulations on renewable energy, savings and energy efficiency**.

## ELECTRICAL *and* *telecommunications installations*

Our facilities are designed to make all digital options available to the dwellings. Our electrical installation **complies with Low Voltage Electrotechnical Regulations**, with **modern design electrical mechanisms**. In addition, all homes have **telecommunications sockets** along with **USB charging docks**, which facilitates connectivity, while the video intercom system guarantees safety and comfort.

In addition, for the convenience of residents, **smart parcel delivery mailboxes** are enabled. This means it will no longer be necessary to wait at home for a courier.





## LIFTS and access

The project includes **adapted and accessible housing**.

The safety of our residents comes first. Therefore, the project contemplates the creation of a **reception desk**, giving the community the possibility of hiring a management service for the communal areas.

**High-quality automatic lifts** connect comfortably with all levels of the building, including garages, ensuring accessibility for everyone.

**Separate lobbies in garages** provide privacy and comfort for residents.

