

Main features

- _ Underground parking space and storage room.
- _ Three leaf balcony doors in the living room.
- _ Continuous porcelain floor tiles inside and outside. Non-slip tiles outside.
- _ Duct air conditioning (hot-cold air).
- _ Highly energy-efficient heat pump system for sanitary hot water (Aerothermia).
- _ Underfloor electrical heating in bathrooms.
- _ Floor standing lavatories with built-in cisterns.
- _ Suspended cabinets in each bathroom.
- _ Built-in kitchen appliances: ceramic hob and extractor fan included.
- _ Kitchen island (depending on project) and Silestone worktop, porcelain or similar.
- _ Lighting package with LED technology.
- _ Electric blinds in bedrooms.
- _ Pre-installation for electric vehicle charging point.

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 spot ceramic lattice finishes.
- Exterior enclosure of concrete or 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 ceramic 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.

CEILINGS

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

OUTSIDE FLOORING

- First-class, non-slip porcelain stoneware installed with water-repellent adhesive.
- On the ground floor: a combination of porcelain stoneware and 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 on the first floor and glass on the ground floor. (Depending on project).

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, jacuzzi and solar panels.

UNDERGROUND PARKING

- Underground parking space and storage room.
- Garage in communal basement with vehicle ramp and automatic door via remote control, as well as pedestrian access by lift or stairs, depending on project.
- Pre-wired 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.