SOLAIA

sales@solaiaresidence.es
+34 666 313 221
www.solaiaresidence.es

Technical Specifications

FINISHES

1. Foundation & Structure

Foundation
Following the Spanish construction regulations CTE and EHE, the excavations, foundations, and basement walls will be carried out in accordance with the recommendations of the Geotechnical Study and the specifications of the Execution Project, using reinforced concrete with the appropriate strength and characteristics in accordance with the Technical Building Code (CTE) and EHE regulations.

Structural System
Structure made of reinforced concrete in columns, beams, and floor slabs, ensuring strength, stability, improved load distribution, and compliance with current CTE regulations.

2. Construction Elements

Façade
Façade composed of ceramic brick enclosed with thermal and acoustic insulation, finished with water-proof cement render and coated in exterior acrylic paint for long-lasting protection and finish.
Cornices made of GRC. Raised elements and projections finished in an off-white/cream tone.

Roofing, Insulation, and Waterproofing
Non-trafficable flat roof finished with gravel, designated for technical installations. In addition, all exterior roof areas are finished with a fully waterproofed system to prevent water infiltration and protect its physical integrity.

Interior Partitions & Dividers
- Dwellings: Dividing walls made of sound-insulating ceramic brick partitions with acoustic and thermal insulation, finished with Pro4 plasterboard cladding.
- Common Areas: Dividing walls made of sound-insulating ceramic brick partitions with acoustic and thermal insulation, finished with Pro4 plasterboard cladding.

Ceilings
- Interior: Laminated plasterboard false ceilings throughout, with acoustic insulation in areas housing HVAC units, finished with acrylic paint.
- Exterior: Laminated and water-resistant (WR) plasterboard false ceilings throughout, finished with acrylic paint.

3. Flooring & Cladding

Flooring
- Exterior: Uniform high-end, anti-slip, large-format porcelain stoneware (100 cm × 100 cm) in neutral tones throughout the building.
- Interior: Uniform high-end, large-format porcelain stoneware (100 cm × 100 cm), in neutral tones throughout the building.

Cladding
- Interior: High-quality water-based acrylic paint in off-white.
- Bathrooms: Tiled with premium porcelain stoneware in neutral tones, matching the flooring (50 cm × 100 cm).

sales@solaiaresidence.es
+34 666 313 221
www.solaiaresidence.es

Skirting
Flushed skirting to complement the flooring and doors.

4. Carpentry & Glazing

Exterior Carpentry

- External Frames: Lacquered, espresso colored, aluminum window frames with thermal breaks; sliding or tilt-and-turn windows as per execution project.
- Glass: Low-emissivity, double-glazed with acoustic insulation and UV protection.
- External Railings: Double-layered, laminated security glass (10 mm each layer).

Interior Carpentry

- Dwelling Main Entrance Doors: Reinforced door with a sleek finish, concealed hinges, and premium hardware (210 cm H × 92 cm W); flush with wood framework.
- Dwelling Internal Doors: Smooth, white, flush-framed lacquered doors with concealed hinges and high-quality fittings; sliding doors in certain areas requiring functional optimization according to execution project.
- Dwelling Wardrobes: Built-in modular wardrobes with soft-close lacquered doors and integrated drawer units in neutral tones, with LED lighting featuring presence sensors.

INSTALLATIONS

5. Lights

- Mechanisms: From Simon, or similar high-quality.
- Dwelling Exterior Lighting Points: Spotlights
- Dwelling Interior Lighting Points: Lighting with adjustable spotlights and recessed flush LED strip lights relative to living and bedding areas as per execution project.
- Exterior Common Area Lighting Points: A combination of surface-mounted floor lights and lamps as per execution project.
- Interior Common Area Lighting Points: A combination of spotlights and surface-mounted floor lights as per execution project.

6. Electricity

Electrical installation according to the Low Voltage Electrotechnical Regulation (R.E.B.T.). Photovoltaic installation for self-consumption.

7. Telecommunications

Ethernet network with RJ45 outlets in living room, kitchen, and master bedroom. TV sockets in living area and all bedrooms. USB dual sockets in living and bedding areas.

8. Home Automation

- Electronic video intercom.
- Home automation system for lighting and climate control.

9. HVAC

- Ventilation and air renewal system throughout the entire dwelling in accordance with the Technical Building Code DB-HS.

sales@solaiaresidence.es
+34 666 313 221
www.solaiaresidence.es

- Heat production through a geothermal system.
- Individual room-by-room temperature control system.
- Underfloor heating installed using PVC piping with hot water, supplied by the geothermal system.
- Energy efficiency achieved through the use of geothermal technology.

10. Plumbing & Sanitation

- Domestic hot water production by means of an individual geothermal system.
- Double-flow mechanical ventilation system in accordance with the CTE.
- Plumbing network in cross-linked polyethylene (PEX). Soundproof drainage system for greater acoustic comfort.

11. Sustainability

- Solar Energy: Solar photovoltaic system designed to harness renewable energy from sunlight through rooftop panels, providing electricity for lighting and essential systems in common areas. This reduces reliance on conventional power sources, lowers operating costs, and supports long-term environmental sustainability.
- Geothermic Energy: Geothermal system designed to utilize the earth's natural thermal energy for efficient heating and cooling of the building and its pool, enhancing energy efficiency and minimizing environmental impact.

12. Kitchens

Fully fitted kitchens designed with a contemporary aesthetic and functional layout. Each kitchen consists of base and wall cabinetry, integrated kitchen island, and a full suite of appliances.
Finishes are specified in a neutral/cream tone, ensuring a timeless and cohesive interior palette throughout.
All cabinets and drawers are fitted with push-to-open mechanisms and soft-close systems, incorporating high-quality hinges for durability and smooth operation.

Qualities

- Integrated double sink and mixer faucet
- Porcelain countertop and matching backsplash
- Concealed LED lighting
- Integrated power outlet within the kitchen island
- Built-in waste management system with multi-bins

Appliances

- Oven
- Microwave
- Induction Stovetop
- Extractor/Ventilator hood
- Dishwasher
- Fridge/Freezer

13. Bathrooms

Sanitaryware

- In-Wash smart toilet featuring a dual-flush system, bidet functionality, and heated seat. Premium single-lever mixer taps.
- Single or double white porcelain sink mounted on a wooden vanity top.
- Anti-fog, technology-enabled mirror with integrated LED lighting.
- Wall-integrated electric towel warmers.

Shower Area

sales@solaiaresidence.es
+34 666 313 221
www.solaiaresidence.es

- The shower area will be seamlessly integrated using the same high-quality porcelain stoneware tiles as the rest of the bathroom and flooring. A concealed drain system will be installed.
- Shower heads will be built into the ceiling and will be temperature controlled (thermostatic).
- Tempered glass shower screens.

Niches

- Niches are located throughout the bathroom: above sink countertops, above toilets, and along the main wall within the shower area, all relative to the execution project. Niches above the toilet and within the shower area include integrated LED lighting.

COMMON AREAS

14. Lobby & Corridors

Finished with high-quality porcelain tiles matching the units. LED lighting with presence sensors and timed automation in corridors.

15. Garage & Storage

Garage Access
Automatic entrance gate with remote control and safety photocell. 2 garage spaces and 1 storage space per homeowner.

Flooring
Continuous concrete and resin flooring across parking and storage areas.

EV Readiness
Pre-installed infrastructure for electric vehicle chargers; installation upon request (option). Ventilation & Safety Mechanical ventilation system with carbon monoxide detection and control.

Ventilation & Safety
Mechanical ventilation system with carbon monoxide detection and control.

16. Amenities

Landscaping & Pool
Landscaped gardens with low-maintenance Mediterranean species, enhancing views and privacy. Unique Saltwater pool complementing the shape of the building.

Gym
Fully equipped and thermostat-controlled air-conditioned gym. Consists of technical vinyl flooring throughout to absorb impact.

Yoga Studio
Fully equipped and thermostat-controlled air-conditioned yoga studio. Consists of high-quality wood-finished porcelain tiles for warmth.

Sauna & Steam Room
Wellness area consisting of a sauna, steam room, showers, and changing rooms. Finished with elegant flooring that complements the building’s interior design.

Co-Working Space
Multi-space coworking area consisting of communal Wi-Fi and all the necessities for a workspace. Finished with elegant flooring that complements the building’s interior design.

sales@solaiaresidence.es
+34 666 313 221
www.solaiaresidence.es

Cinema Room
Designed for comfortable audiovisual entertainment and flexible use. Cinema-style audiovisual equipment, comfortable seating, and appropriate electrical and data provisions.

17. Elevators

Lift System
Electric elevators from a premium manufacturer, Orona or similar, with telescopic automatic doors, luxurious cabin finishes, and secure access.