



PRESTIGE
EXPO™



NOURA
SKY

QUALITY MEMORY

Foundation and structure:

Foundation using a continuous reinforced concrete slab according to the conclusions of the geotechnical study and CTE DB-SE-C "Foundations"

Reinforced concrete structure consisting of pillars, beams, floors, and ribbed floors made of cast-in-place concrete, complying with CTE DB-SE "Structural Safety"

Facades:

The facades feature a double-panel masonry cladding with air chamber and thermal insulation using 50 mm thick, 35 kg/m³ density, sprayed rigid polyurethane foam. The exterior of the enclosure is coated with a single-layer mortar coating and finished with a smooth-textured silicone resin paint.

Part of the facade will be clad with stone veneer.

Roofs:

They are designed according to their intended use, ensuring rainwater collection and proper waterproofing.

Walkable terraces are finished with porcelain flooring, and the non-walkable terraces with a layer of washed cobblestones. After slope formation, waterproofing is carried out with asphalt or similar membrane, thermal insulation with a double rigid extruded polystyrene panel, each 40 mm thick (when necessary), a geotextile separator sheet, and a leveling mortar layer.

Masonry and coating:

The interior partitions of the home are constructed with laminated plasterboard with galvanized steel frame and interior acoustic insulation with mineral rock wool.

The interior false ceilings are constructed with laminated plasterboard with a galvanized steel frame. The exterior false ceiling is constructed with cement-based panels.

Finished with smooth textured plastic paint.

Flooring and tiling:

Large-format porcelain stoneware interior flooring and wooden flooring (in first-floor bedrooms and corridor).

Porcelain stoneware flooring and tiling in large-format bathrooms and toilets.

Walkable terraces in non-slip porcelain stoneware, matching the pattern and color of the interior flooring

Sanitary and faucets:

Vitrified porcelain sanitary fixtures in matte white in the bathrooms and matte black in the toilets by Villeroy & Boch or similar.

Brushed black metal faucet by Gessi or similar

Corina sinks integrated into lacquered cabinets by Xcelsa or similar.

Flat shower trays finished in the same bathroom flooring, with anti-slip treatment.

Kitchen:

Designer kitchen with oak laminate cabinets, Miele or similar appliances, granite or similar sink, Gessi or similar faucet, and stoneware or similar countertops.

Interior carpentry:

Single-leaf pivot entrance door with two fixed side panels, Schüco or similar.

Interior block doors, with lacquered, with a rubber seal and concealed hinges.

Exterior carpentry:

Exterior door with floor-to-ceiling lacquered aluminum sliding panels with thermal break, Schüco or similar, leading to terraces. The rest are sliding, fixed or hinged panels, depending on the room, with variable height.

Double glazing with argon gas chamber, with solar control and low emissivity, depending on the room.



Installations:

Plumbing and sanitation:

Horizontal and vertical drainage systems with soundproof sanitary PVC pipes.

All hot and cold water installations inside the home Will be installed with cross-linked polyethylene (PEX) or similar pipes.

Air Conditioning and DHW:

Productions using a Daiki or similar aerothermal system.

Air conditioning using a Daiki or similar heat pump with fully lined ducts inside and out.

Hydraulic underfloor heating in all rooms (except bathrooms) using Uponor or similar.

Electric underfloor heating in bathrooms using Ducasa or similar.

Air conditioning control system using thermostats integrated into the KNX home automation system.

Electricity and telecommunications:

The network is sized for a high level of electrification. With Gira E2 or similar matte White mechanisms. Telecommunications with data, TV distribution, and Wifi networks.

Lighting and exterior blinds:

Controlled via KNX home automation.

Sound:

Sonos or similar sound system in living-dining room and on the pool terrace.

Video Intercom:

Electronic video intercom with Access camera, indoor monitor, and mobile app integrated into the screen, with home automation control.

Pool:

Infinity pool installed with automatic salt chlorinator. Includes automatic roll-up cover with White PVC slats.

Lift:

TK Lift or similar elevator installed

Fireplace:

Bioethanol fireplace installed in the living room and basement.

Wine Cellar:

Fully equipped wine cellar in the basement, including refrigeration equipment.

Pre-installation:

- Pre-installation for a jacuzzi in the solarium
- Pre-installation for a barbecue in the solarium
- Pre-installation for a toilet in the solarium
- Pre-installation for sound systems in the basement living room and solarium
- Pre-installation for heating the pool and jacuzzi
- Pre-installation for water softener in engine room
- Pre-installation for kitchen smoke extraction duct
- Pre-installation for two electric vehicle charging stations, one in the outdoor parking area.
- Pre-installation for photovoltaic panels in the garden

IMPORTANT NOTE:

All finishes or elements described may be modified and/or replaced by elements of equal or higher quality.





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