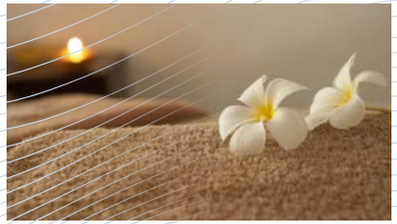
BON AIR

TERRAZAS DE CORTESIN



SPECIFICATIONS

FOUNDATIONS AND STRUCTURE

- Foundations consisting of projected reinforced concrete in keeping with the conclusions of the geotechnical investigation, with reinforced concrete perimeter wall in underground areas, including exterior waterproofing with perimeter drainage.
- Structure executed with reinforced concrete waffle slab or forging and reinforced concrete piles.
- All of the above in compliance with the regulations in force and the Technical Building Code.

ROOF

- Covered with a high degree of thermal insulation; with double-layer membrane, thermal insulation, geotextile protection sheet finished in premium-quality stoneware in walkable areas or gravel in non-walkable areas.

FAÇADE

- The exterior façade meets all the requirements to optimize thermal and acoustic insulation; cavity walls, with exterior perforated brick, air chamber, thermal and acoustic insulation and interior brick partition with a smooth plaster finish or drywall partition with plasterboard panels.
- The exterior part of the enclosure is designed with a naked-eye cement mortar coating combined with paint, decorative pergolas and window frames in accordance with design and type.

PARTITIONS AND INSULATION

- Divisions between houses consist of a double brick fabric finished with naked-eye plaster coating or a drywall plasterboard partition fitted with sound insulation and sealing of specific points with anti-resonance strips.
- Interior partitions consist of double hollow brick partitions finished with naked-eye plaster coating or drywall partitions with double plasterboard panels and interior insulation for greater comfort.

EXTERIOR JOINERY

- Exterior joinery in **CORTIZO** or similar brand of premium-quality lacquered aluminium or PVC in colour to be defined by the project management, to contrast with the façade, with thermal break and micro-ventilation system, combining with different types of openings according to design and type.
- All windows and doors are double-glazed with a "Climalit-type" air chamber and low-emission thermal glass depending on orientation, to improve the home's thermal performance.
- Slatted aluminium shutters or roller blinds in bedrooms in colour to be defined by the project management, to contrast with the façade.

INTERIOR JOINERY

- Main entrance door fitted with security lock, in a contemporary design and colour to be defined by the project management.
- Interior wooden doors in a contemporary design and lacquered in a colour to be defined by the project management, including protective perimeter rubber draught excluders, with micro-ventilation system.
- Fitted wardrobes with fronts in the same design and colour as the doors or open dressing room according to bedroom type, with lined interiors, baggage storage partitions, metal hanging bar and drawer units.

FLOORING

- Interior flooring of houses with sprung floorboards from **PORCELANOSA** brand or similar in living room, kitchen, bedrooms, lobby and corridors, with an anti-impact underlay. A choice of two finishes.
- Porcelain floor tiles in bathrooms and laundry rooms from the **KERABEN** brand or similar.
- Porcelain floor tiles in terrace from the **KERABEN** brand or similar.
- Reinforced concrete paving in a polished finish in parking area and fire lobby.

INTERIOR COATINGS

- Bathroom walls will combine porcelain tiling from the **KERABEN** brand or similar (wet walls) and painted walls as per project design.
- Plasterboard drop ceiling in bathrooms, kitchen and areas where the installations of the houses have to be concealed. Smooth plastic paint finishes.
- Rest of walls in the home finished with smooth plastic paint in colour to be defined by the project management.

SANITARYWARE AND TAPS

- White glazed porcelain sanitaryware from **PORCELANOSA** brand or similar, plus resin shower trays.
- Bathroom units with drawers and recessed double-basin washbasins in the main bathroom and one basin in the rest of bathrooms.
- Monoblock mixer taps in a chrome finish from the **HANSGROHE** brand or similar.
- Shower and bathtubs sliding transparent glass screens with anti-limescale surface treatment.
- Electric towel rails in all bathrooms.
- Domestic hot water network in compliance with current rules and regulations, with general shut-off valve and independent stopcock for each wet area.
- The pipes will be plastic material as they are resistant to every type of water, are very smooth and have less thermal conductivity than others made of metal such as copper.
- Community DHW production system by means of solar panels and support by means of an electric boiler.
- Community regulating tanks with pressure group to guarantee uniform and continuous pressure.

KITCHENS

- ITALIAN-STYLE kitchens fully furnished with high and low large-capacity units and countertop and countertop fronts in porcelain or similar, with extraordinary technical and performance characteristics that make it very safe, hygienic, easy to clean and maintain and highly resistant to scratches, impacts and abrasion. In addition to being a sustainable and environmentally friendly material. The electrical appliances are **BOSCH** brand or similar, including extractor hood, ceramic hob, oven, microwave, washing machine, built-in dishwasher and built-in refrigerator and freezer.

ELECTRICITY

- Electrical installation in compliance with low-voltage electrotechnical regulations.
- "High" degree of electrification with power and telecommunications sockets.
- Mechanisms from **HAGER** brand or similar.
- Recessed LED spotlights in kitchen, bathrooms and corridors.
- Installation of video intercom with camera in access to the urbanization and monitor screen in each of the houses.

SPECIAL INSTALLATIONS

- Telecommunications installation in compliance with the Common Telecommunications Infrastructure Regulation, adapted to optical fibre and coaxial cable to provide the homes with all digital options.
- Ventilation in the homes in compliance with the Technical Building Code, with micro-ventilation integrated into the joinery and extraction vents in bathroom and kitchen ceilings.
- Air conditioning installation for air-to-air system **DAIKIN** or similar, with Climaver-type fibre ducts or similar concealed in drop ceiling and white lacquered air supply and extraction grilles with digital thermostat.

SPA
BREATHE
RELAX

COMMUNAL AREAS

- Access gates to development according to architecture design.
- Automatic vehicle access door to the development, with remote opening controls.
- Fire protection system in underground garages consisting of sensors, sirens.
- Mechanical ventilation in underground garages with fire and CO2 detectors, connected to alarm centre.
- The gardens feature a tropical design, with automatic irrigation.
- Lighting of external paths by means of beacons to prevent light contamination.
- Pre-installation of charging station for electric vehicles in parking space for future vehicle charging installation, with a power load of 7.4kW depending on the power contracted for the home, in compliance with current regulations.
- Area for locating smart mailboxes or parcel reception in common areas.

COMMUNAL LEISURE AREA:

- Large swimming pool with surrounding garden area, with stunning sea views.
- Gymnasium in an enclosed and covered area, fully equipped with multidisciplinary equipment and also includes sauna, Turkish bath, changing room area with showers and storeroom.
- Coworking space in an enclosed and covered area, with a central area with double height; equipped with piped music, USB sockets for recharging and/or connection of electronic devices, and toilet. It also has a living area with kitchen furniture, sink and microwave.

*Service included for one year since homes have been released.

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