

Technical specifications

STRUCTURE AND FOUNDATIONS:

- Foundations and structure of reinforced concrete, in compliance with current seismic resistance legislation and specific regulations regarding concrete structures.
- Framework under ground floor.

ROOF:

- Transitable, waterproof flat terraces with a non-slip ceramic tile finish.
- Roof terraces to certain homes.
- Preinstallation for a jacuzzi type spa in certain homes.

ENCLOSURES:

- Exterior enclosures consisting of 6 inches internal layer of perforated bricks and a continuous external layer of insulation, eliminating thermal breaks, with a plaster and waterproof acrylic paint finish.

EXTERIOR CARPENTRY:

- Anodised aluminium in Anthracite, with thermal break.
- Motorised rolling shutters with switch and compact style box in bedrooms and living room.
- Double glazing with 14mm air chamber.
- Reinforced main entrance door with telescopic spyhole, anti-leverage hinge and security lock.

INTERIOR OF THE DWELLING:

- High quality brand porcelain flooring.
- Bathroom walls and gallery with high quality brand ceramic tiling.
- Plasterboard interior dividing walls.
- Pladur type laminated plaster board false ceiling throughout the dwelling with a smooth paint finish.
- Removable false ceiling in second bathroom.
- Washable paint in kitchen.
- Designer lighting to private terraces to ensure a harmonious appearance to the exterior of the complex.

INTERIOR CARPENTRY:

- Interior doors and fitted wardrobe doors in plain white.
- Wardrobe interiors with internal panelling, luggage stand and hanging rail.

BATHROOM:

- Sanitary fittings in glazed porcelain.
- Sink with unit and mirror.
- Shower screen to shower.
- Built-in taps in shower in main bathroom.
- High quality mixer tap to second bathroom, cloakroom and kitchen.

INSTALLATIONS:

- Hot and cold water plumbing connections for washing machine and dishwasher.
- Electrical installation according to current legislation; low tension regulations and the supplier's own regulations. Classified as high level electrification.
- Individual aerothermal equipment for the provision of hot water for sanitary use.
- Installation of air conditioning via conduits (hot/cold). Machines included. Centralised control.
- Installation of ventilation and air renewal system.
- Installation in accordance with current regulations of telecommunication connections, including television and internet connection on the terrace and roof terrace.
- Preinstallation of electrical socket for an electric car charging point.
- USB connection in the kitchen and bedroom.

KITCHEN:

- Kitchen equipped with large capacity upper and lower level cupboards, with self-closing doors, hinge and handle less doors. Upper cupboards (80cm in height) flush to ceiling. Lower cupboards with drawers, with brake.
- Aluminium coated skirting with protector.
- Oven and microwave in column (oven included) in certain homes depending on the type of kitchen.
- All kitchens equipped with vitroc ceramic hob, electric oven and extractor filter.
- Integrated breakfast bar in certain homes, according to type of kitchen.
- Silestone type compact marble worktop.
- Marble compact Silestone type cover to vitroc ceramic hob.

DEVELOPMENT:

- Totally accessible pathways within the development.
- Ground floor homes with fenced private garden.
- Private parking space and storeroom for each home, with pre-installation for an electric vehicle charging point.
- Communal pool for adults and children's pool.
- Communal jacuzzi.

- Outdoor exercise equipment circuit.
- Bicycle parking zone.
- Children's play area with safety flooring and designer garden benches to adjacent areas.
- Gardened communal areas with access from every home.

OTHERS:

- Covered parking space and storeroom assigned to each home.



HOMES BUILT IN ACCORDANCE WITH THE TECHNICAL CONSTRUCTION CODE.

Reserves the right to modify or change the materials, models and distribution of these project specifications in compliance with the criteria of the project technicians.

WORKING WITH THE ENVIRONMENT.

Thermal insulation to enclosures. Homes that guarantee better utilisation of interior climatization systems (exterior walls, exterior carpentry and glazing). WC with special selective flush (water saving). Garden areas with native plants.