

## Foundation and structure

Reinforced concrete foundation and structure, according to project specifications and CTE.

## Facades

Exterior facade enclosure with an innovative design, complementing this exterior face, incorporating an interior lining with self-supporting partition walls of double-plate laminated plasterboard and thermo-acoustic insulation, improving on the standards required by the CTE.

## Masonry

For the interior partition walls of the dwellings, it has been decided to dispense with the traditional brickwork, choosing a dry partition system, which improves the performance of these partitions against expansion and provides greater thermal and acoustic resistance to each of the rooms.

To maximize these benefits, we build our partitions with double-laminated gypsum board placed on both sides of the self-supporting metal structure, housing the thermo-acoustic insulation inside and the installations.

In the separation between dwellings, mixed partition walls of ceramic brick masonry and a wall lining on both sides, with double laminated gypsum board placed on its self-supporting metal structure, which houses the insulation, will be carried out.

This composition combines the best of each system, providing, together with the interior partitioning system, thermal and acoustic comfort and energy saving capacity, above the market average.







## Housing walls

The vertical wall coverings in wet areas in bathrooms will be clad with top-quality porcelain tiles, with the possibility of choosing between different options of the PORCELANOSA brand.

The walls of the rest of the house will be finished with smooth plastic paint. In the kitchens this finish will alternate with the coating of the countertop, in the area between the kitchen units, thus giving continuity to the kitchen.

A false ceiling of laminated plasterboard will be installed in the interior of the house, except for the bathroom ceiling where the air conditioning-ventilation machines are located, which will be finished with a white metal ceiling.

## Housing contractors

The house will be paved with 1st quality porcelain tiles with a choice between several options of the PORCELANOSA brand, with white lacquered skirting board, except in separated kitchens, which will be of 1st quality porcelain stoneware to match the wall tiles.

In the bathrooms, the flooring will be of 1st quality porcelain stoneware with a choice of several PORCELANOSA brand finish options.

For the outdoor terraces, we have opted for a 1st quality porcelain stoneware paving.

## Exterior carpentry

The exterior carpentry will be made of aluminum with thermal bridge break, with tilt and turn or sliding doors depending on the rooms.

This carpentry is accompanied by the installation of doubleglazing with dehydrated chamber and aluminum roller blinds, motorized in the case of large windows in the dining and living room.



## Interior carpentry

The access door to the house will be reinforced with a security lock and a wide-angle optical peephole.

Interior doors will be white lacquered, hinged or sliding, depending on the rooms.

Built-in cabinets will be lined on the inside, including shelf formation for luggage and hanging bar.

## Sanitary ware, faucets and accessories

The main bathroom will have a shower tray and thermostatic faucets, built-in with shower head and hand shower.

It will have washbasin on design countertop, mirror and washbasin cabinet. The secondary bathroom will be equipped with bathtub and faucets.

All sanitary fixtures shall be of 1st quality white color.

The faucets will be single lever, with aerator for consumption reduction and chrome finish.

## Kitchens

The kitchen furniture will have a modern design, with high and low modules of large capacity in laminated finish, including a system of bins for waste management and quartz countertops.

Choice of various colors.

Fully equipped kitchen with oven, microwave, Combi refrigerator, induction hob and extractor hood according to category.







## Air conditioning and ventilation

The production of heating and DHW will be done using an aero-thermal system, with underfloor heating throughout the house, improving the energy efficiency of the house and the degree of thermal comfort, compared to the traditional system of radiators.

The air conditioning system will be installed by means of a heat pump with duct system.

An individual mechanical ventilation system will be installed for each dwelling, with ventilators that allow for the renewal of stale air without the need to open the windows, thus contributing to greater energy savings.

## Electrical installation and telecommunications

A communal TV installation adapted for DTT signal reception will be installed in the living rooms, kitchens and bedrooms.

A video intercom system will be installed to control access to the gates. Each home will have an automation system with control via an APP with the following features:

- Centralized on/off control of lights.
- Centralized on/off control of air conditioning.
- Operation of motorized blinds.
- Configurable and expandable for the control of multiple devices of the house, according to future needs of the client.

## Portal, communal elements and equipment

The portal will be built with top-quality materials, suitably combined to enhance its aesthetics and provide a pleasant access to the homes.

The lighting in doorways and stairways will be of LED technology, with presence detectors, minimizing consumption and therefore community expenses.

In terms of equipment, this development will have an adult swimming pool, children's pool and paddle court.

Doorman, concierge. Security.

## BREEAM Seal

This housing development will have BREEAM qualification.

This seal is a guarantee of construction quality for the homeowner, while providing financial, health and welfare benefits for the occupants and a lower environmental impact throughout the life cycle of the building.

