

FOUNDATIONS AND STRUCTURE

The foundations and structural framework will be executed in reinforced concrete in accordance with the Technical Building Code and the 2021 Structural Code.





FAÇADE

The façade system consists of a dry-construction enclosure with continuous external insulation, finished in plaster render. The balconies are enclosed with fixed and sliding aluminium louvers.

PARTITIONS

The interior divisions will be built with plasterboard panels fixed to metal studs, incorporating thermal and acoustic insulation.

In wet areas, the plasterboard will be moisture resistant.

The separation between dwellings, and between dwellings and common areas, will consist of self-supporting laminated plasterboard security partitions (Diamant Secure), filled with rock-wool insulation and fitted with an anti-intrusion metal sheet for enhanced protection.

EXTERIOR JOINERY

All exterior frames and glazing will comply with the Technical Building Code's Energy-Saving and Noise-Protection requirements, ensuring optimal indoor comfort.

The exterior joinery will comprise:

- Lacquered aluminium profiles with thermal break.
- Double-glazed units of clear glass with an argon-filled cavity.

INTERIOR JOINERY

The entrance door will be Security Class 3, with multipoint lock and optical peephole; exterior finished in Wood veneer, interior lacquered.

- The interior doors will be lacquered, fitted with acoustic seals and designer handles.
- The special interior doors will be sliding, featuring metal frames and glass panels.





FLOOR AND WALL FINISHES

Flooring in living areas and bedrooms will be high-quality multilayer wood.

On the terraces, high-quality 60 × 60 cm porcelain stoneware tiles with a non-slip finish will be laid on adjustable pedestals.

In bathrooms, floors will be finished with 60 × 60 cm through-body porcelain tiles, while selected walls will be clad in textured porcelain panels.

Plasterboard ceilings will be finished with a smooth coat of paint.

KITCHEN

The kitchen will be delivered fully furnished with high-capacity Bulthaup (or equivalent) cabinetry, featuring a push-to-open system, and a matte stone-coloured lacquer finish. The kitchen worktops and island cladding will be in light-toned Dekton slabs (or similar).

The kitchen will be equipped with Siemens Studio Line or similar brand appliances, including:

- Induction hob with extractor.
- Built-in oven and microwave.
- Fully integrated dishwasher, refrigerator and freezer with matching cabinet fronts.

BATHROOMS

The main and secondary bathrooms will be fitted with designer wall-hung vanity units, each with either an integrated or a countertop basin.

Sanitaryware will be from premium brands, with Laufen toilets (or equivalent).

All taps will be Fantini (or equivalent) in matt gun-metal PVD with flow regulators.

Floor-to-ceiling bespoke glass shower enclosures will be framed in aluminium.

Each wet room will be equipped with general shut-off valves for hot and cold water.





DOMESTIC HOT WATER AND HEATING SYSTEMS

An aerothermal system will provide domestic hot water and heating.

The underfloor heating system will have separate day and night zones.

The air conditioning will be supplied via a ducted system with diffusers in the different rooms.

The ventilation system will incorporate a heat recovery unit, optimizing energy efficiency.

Full remote control and management of the climate system will be available through touch screens and/or smartphone via the GIRA app.

ELECTRICAL, TV & DATA INSTALLATIONS

The electrical installation will comply with the Low Voltage Electrotechnical Regulations and will include protective devices in the switchboard, as well as different independent circuits corresponding to the electrification level.

Switches and sockets throughout the dwelling will be GIRA.

The building will have a communal antenna for television reception in accordance with current regulations. Each dwelling will have TV and data outlets in all bedrooms and in the living room, along with a video intercom integrated into the home automation control panel.

LIGHTING

Low consumption recessed LED luminaires will be installed in false ceilings in all rooms, with indirect linear lighting in bathrooms and dressing rooms.

HOME AUTOMATION

The dwelling will be equipped with a GIRA central control system enabling efficient management of:

- Lighting: ON/OFF control and custom scene setting.
- Air conditioning: Full remote management via touch screens and smartphones (GIRA app).
- Underfloor heating: Zonal temperature regulation.
- Additional home automation: Pre-installation for motorized curtains in bedrooms.





COMMON AREAS AND AMENITIES

Rooftop landscaped terraces will feature outdoor pools and sun-lounger areas.

Indoor common areas will include a gym equipped with Technogym equipment, a heated pool with counter-current swimming system and a spa with steam bath, sauna and hydrotherapy circuit.

Additional facilities will comprise a Social Lounge with furnished living room and equipped communal kitchen as well as a games room with billiards table.

It will also have a dedicated children's area (Kid's Club).

Furnished outdoor area on the first floor.

GARAGES AND STORAGE ROOMS

The building will have a garage accessed via an automatic door.

Pre-installation for electric-vehicle charging points will be provided in accordance with the Barcelona regulations in force.

Storage rooms will be delivered painted, with epoxy-resin flooring and stoneware-tile skirtings.

The flooring in the parking areas and storage rooms will consist of a natural-color, power-trowelled concrete slab finished with epoxy resin and quartz aggregate for enhanced strength and durability.





ELEVATORS

Modern-design elevators will serve all levels, including direct access to the garage; they are equipped with automatic doors, overload detection and an emergency telephone for increased safety.

SECURITY

Common areas and the parking facility will be protected by a CCTV system and access-control measures.

SUSTAINABILITY AND ENERGY EFFICIENCY

With high-efficiency equipment and a thermally optimized building envelope, the development meets an A/A energy rating for both energy consumption and CO₂ emissions and secures BREEAM “Very Good” certification, ensuring a high standard of environmental performance.

These building specifications are for guidance only and may be subject to technical modifications. Any changes will be implemented with materials of equal or superior quality to those specified.

