

GESTILAR

ISLA BELA

MEMORIA DE CALIDADES



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WE DESIGN WITH YOU IN MIND

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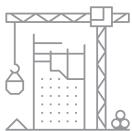




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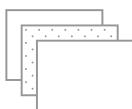
Excellence is a fundamental pillar in ISLA BELA. We work with leading brands, top quality materials and the most advanced technologies, all with the aim of offering you a home that optimises your comfort and wellbeing.

STRUCTURE



- Design of foundations by means of piling and reinforced concrete retaining walls subject to the data of the geotechnical study, respecting the regulations in force and the requirements of the Technical Building Code (Código Técnico de la Edificación).
- Reinforced concrete columns and slabs according to structural calculations. Bidirectional slab in accordance with the specifications of the execution project.

FAÇADE AND BRICKWORK



- Facade with continuous thermal insulation system, using SATE or equivalent solutions, complying with the requirements of the Technical Building Code in terms of energy efficiency. The finishes will be made with high quality materials, such as large format ceramic, fibre cement panels, GRC, aluminium composites, natural stone or other continuous systems (acrylics, monolayer, etc.), according to the description of the execution project.
- Perimeter terraces with metal railings and glass.
- Interior partitions and partitions between dwellings with laminated plasterboard according to the project, metal substructure and mineral wool insulation, ensuring a high level of acoustic comfort between dwellings and rooms.
- Partitions separating dwellings and communal areas made with ½ sound-resistant brickwork or solid core, clad with laminated plasterboard on a substructure of metal profiles and mineral wool insulation, designed to provide excellent acoustic and thermal insulation.

EXTERIOR CARPENTRY



- High efficiency carpentry will be used, with low- emission glass and anti-condensation air chamber, according to the acoustic and thermal requirements of the project.
- Windows with thermal break in aluminium or PVC

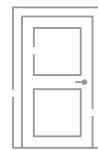




according to project and anodised and/or matt lacquered finish according to project.

- Exterior carpentry with tilt-and-turn and/or folding leaves for access to terraces from the living room, according to project description.
- Motorised roller shutters with profiled aluminium slats, monoblock system. Colour matched to the exterior carpentry.
- In areas where municipal regulations do not allow blinds to be fitted (e.g. bay windows and curtain walls), blackout blinds are designed with a phosphorised treatment on the outside. Extra-flat panels on the beams of the interior wall cladding if possible according to the façade package.

INTERIOR CARPENTRY



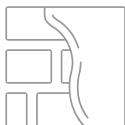
- Armoured front door with three-point security lock, anti-lever bolted hinges, wide-angle panoramic peephole, interior handle and handle on exterior face. Lacquered finish in colour to be chosen by the Project Management.
- Interior doors smooth or with grooves according to project, hinged and/or sliding according to project, solid MDF, lacquered in colour to be chosen by DF, with acoustic protection rubber weatherstripping, soundproofing gaskets and door stops. Design handle and matt chrome fittings, with door closers in bathrooms and master bedroom.
- Modular block-type wardrobes, with panelled interior, textile finish or similar, with luggage shelf and metal hanging rail. Fronts with hinged and/or sliding doors according to project, with the same finish as the interior doors or the panelling in which they are integrated. Damped hinges.
- Skirting board in MDF lacquered in a colour to be chosen by DF, with weatherstripping on the exposed edge for watertight seal against the wall.

FLOORING AND TILES

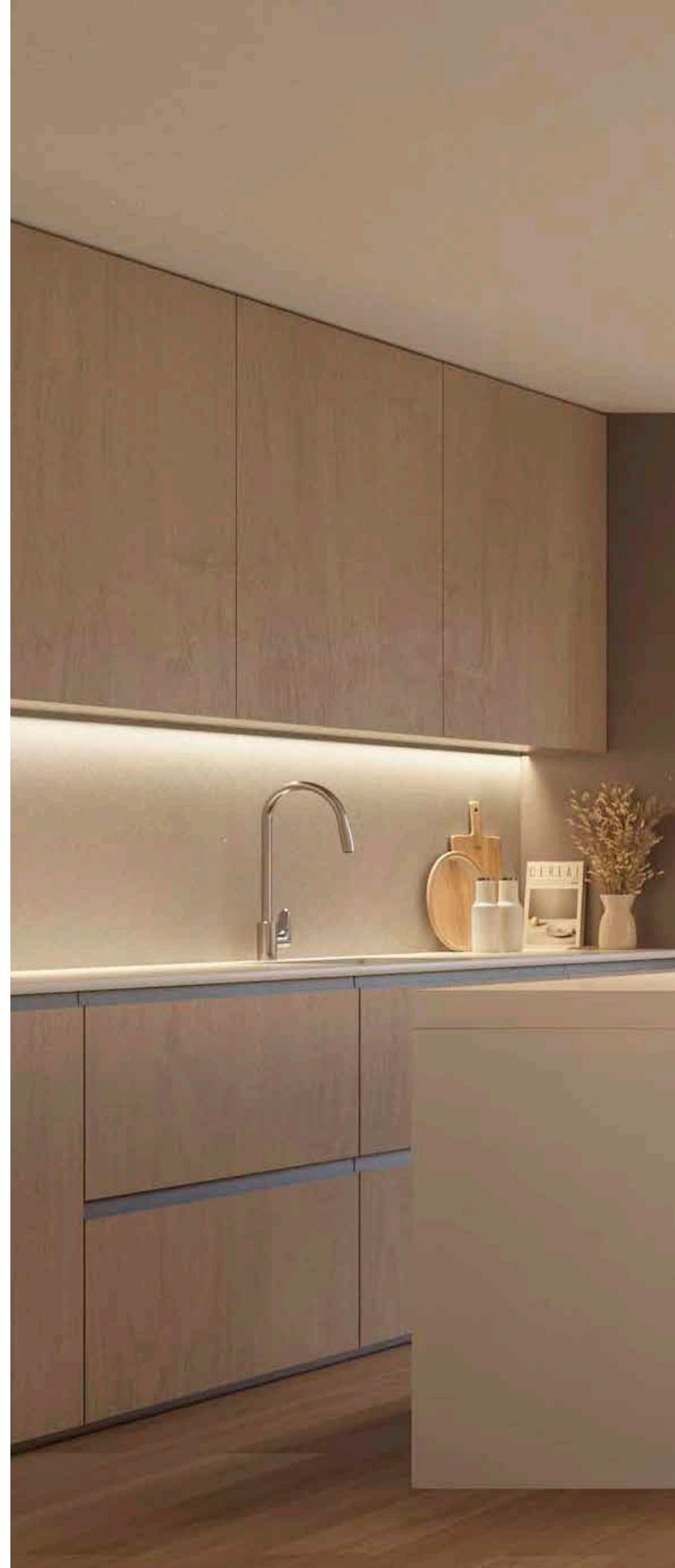


- The general flooring of the dwellings, in all rooms, will be porcelain or stoneware flooring, suitable for the underfloor heating system, using high quality ceramic material and leading brands.
- The bathrooms will be tiled with top quality large-format porcelain stoneware on all surfaces defined in the project, generally in wet areas (shower and bathtub perimeter surfaces). They can be combined with smooth plastic paint and/or vinyl wallpaper according to the project.
- On terraces, ceramic tiles will be kept on plots and hidden drains of a design according to the project, non-slip and especially for exteriors.
- The kitchens will be covered with smooth plastic paint and/or panelling according to the project.
- In communal areas, high-performance stone-type materials will be used, preferably natural or artificial stone or stoneware. In garages, reinforced concrete flooring with tinted polished quartz and false ceilings with indirect lighting. In storage rooms and common areas below ground level, stoneware or polished concrete flooring.

FALSE CEILING AND PAINTING



- False ceilings throughout the house, including plastering/ curtain walls in the window fronts and windows according to the project. Registration for the installations in those bathrooms that are necessary according to the project.
- In housing all living areas with smooth, soft plastic paint on walls and ceilings, colour to be defined by the DF, combined with other panelling, vinyl wallpaper or similar coverings, according to the project design.



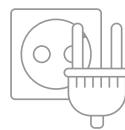


KITCHEN



- Large capacity wall and base units, according to kitchen design.
- High-quality quartz or porcelain worktop with return between wall and base units.
- Broom cupboard if the design of the kitchen allows it.
- Equipped with energy-efficient appliances: induction hob, extractor hood, integrated dishwasher, oven/ microwave column (depending on the type of kitchen), with multifunction oven.
- Water supply for possible installation of refrigerator.
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ELECTRICAL INSTALLATION



- Electrical installation embedded and protected according to REBT (Low Voltage Electrical Regulations) standards. Protection against accidental discharges, with high sensitivity circuit breakers.
- Top brand mechanisms according to the FD definition.
- Socket on main terrace and waterproof lights on all terraces.
- Installation of LED lighting in the hallway, corridors, bathrooms and kitchen.
- All common areas, doorways, stairways and landings will have low-consumption, high- efficiency LED lighting with presence detection and a special emergency lighting system. LED lighting in garages and underground common areas. Light points in storage rooms.

HOME AUTOMATION OPEN SYSTEM



- Basic home automation installation to control the operation of the intruder alarm, hall blinds and on-off lighting system, flood detection in wet rooms and fire detection.
- Heating and air-conditioning with zonal system for individual room temperature control.
- Video intercom integrated in the home automation system, with camera at the entrance to the residential complex, in the case of collective housing, colour monitor in each of the dwellings and built-in backlighting.

AIR CONDITIONING

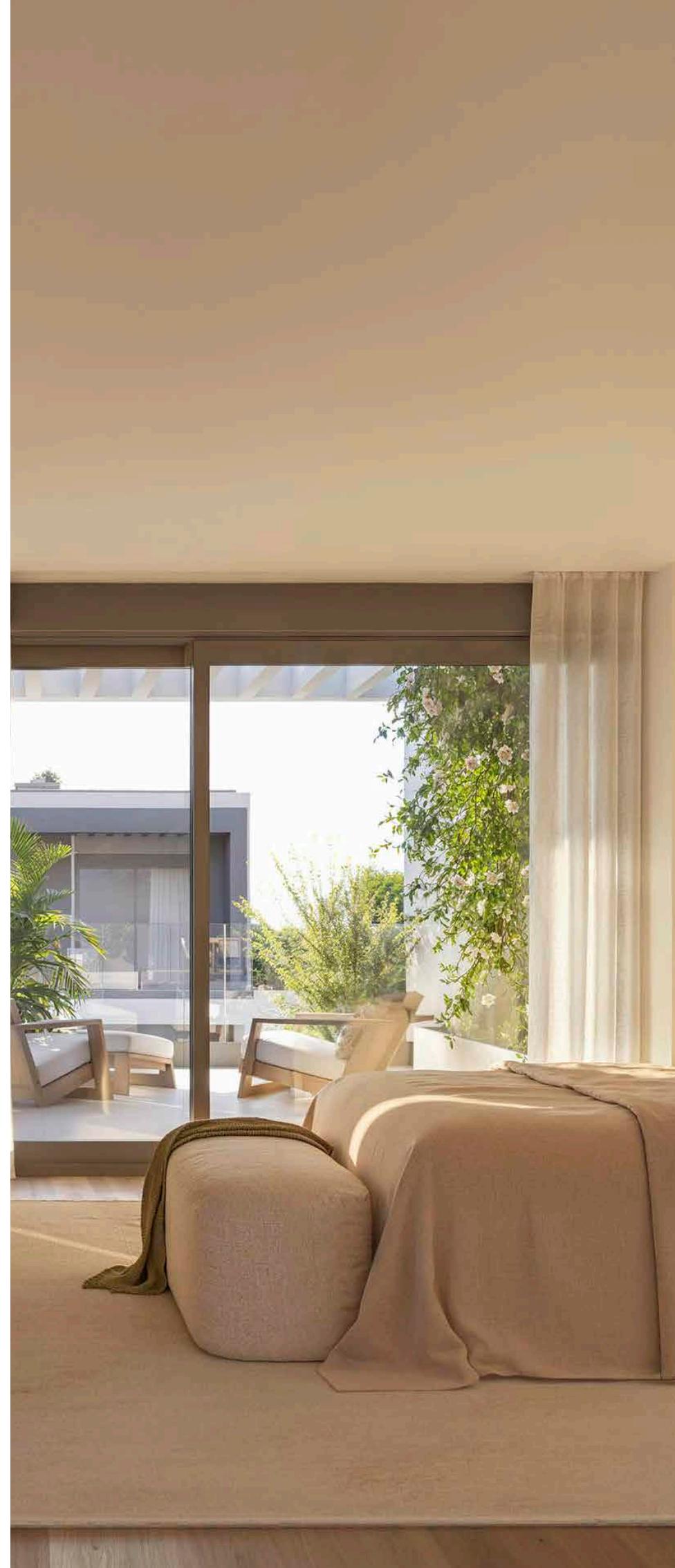


- Producción de ACS, refrigeración y calefacción generada mediante aerotermia centralizada o individual según diseño de proyecto.
- Domotised air-conditioning controlled individually by rooms.
- Underfloor heating distribution system.
- Installation of air-conditioning through ducts in false ceiling according to project definition.

VENTILATION

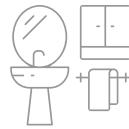


- The dwellings will be equipped with the most efficient and guaranteed ventilation system to achieve clean indoor air without thermal losses.





PLUMBING, SANITARY WARE AND FITTINGS



- The entire water network will be made of state-of-the-art reticular piping or similar, and the downpipes and drains will be acoustic (soundproofed) PVC as per the project. General shut-off valve per home and sectorised shut-off valves in kitchen and bathrooms.
- Water point on main terraces.
- Sanitary ware will be vitrified porcelain or similar in white, equipped with aerators and dual flush cisterns to save water. Top brands will be used.
- The main bathrooms will have a countertop with a two-basin sink (if possible according to the project), with furniture. Countertop sink in main bathrooms and built-in sinks in secondary bathrooms.
- Top brand thermostatic shower taps.
- Mineral Solid shower trays in bathrooms.
- Shower screens in main bathroom.

TELECOMMUNICATION



- Coaxial network for cable communications (living room and master bedroom).
- Telephone and TV sockets in kitchen, living room, bedrooms and main terraces.
- Common fibre optic network from the building to the home user access point.

SECURITY. Collective residential.



- Perimeter and access video control system centralised in the caretaker's hut with monitors with visual sequence and 24-hour recording in communal residential areas. Security system for automatic fire detection and common areas of basement and garage, including alarm centre, and fixed (hoses) and mobile (extinguishers) fire extinguishing elements, complying with the requirements of DB-SI of the Technical Code.

LIFTS . Collective residential.



- Automatic, self-propelled lifts are planned, which do not require a machinery room on the roof, state-of-the-art; LED lighting in the cabin with remote control centre operator. Large-capacity cabins, complying with the Law of Accessibility and Suppression of Architectural Barriers; decorated with melamine and mirror on walls and floor similar to common areas, according to the design of the Project Management.

OUTDOOR COMMON AREAS



- Overflowing munich type swimming pool and paddling pool. Underwater lighting and salt water purification system.
- Community room.
- Equipped gymnasium.
- Chill-out room and catering.
- Presence detectors for lighting in doorways and entrance halls.





- Interior furnishings and lighting of the development with design elements.
- Landscaping with automatic irrigation in communal areas.
- The outdoor areas will combine various types of paving, giving all the spaces a warm and elegant atmosphere.
- Toilets in common areas.
- Landscaping.

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