

MORE ENERGY EFFICIENT, COMFORTABLE, HEALTHY, SAFE AND TECHNOLOGICAL HOMES

Technical building systems



Structure

- Reinforced concrete structure guaranteed by an approved technical control body and in accordance with current sectoral regulations.
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Façade

- Closure of the façade made up of a clad gero wall, thermal insulation according to CTE specifications and interior lining of a partition with laminated plasterboard on a galvanized steel structure and rock wool panels.
 - Balconies with *fumé* glass railings on metal profiles
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Decks and terraces

- Passable roof finished in non-slip Class 3.
 - Non-passable roof with access to the area for installations.
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External joinery

- Terraces and private areas finished in Class 3 non-slip outdoor porcelain stoneware and artificial grass.
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- External lacquered aluminum enclosures with thermal break Technal or similar.
 - Double glass glazing with an air chamber with an optimum level of thermal and acoustic insulation according to CTE specifications.
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Elevators

- Low consumption electric elevator with energy classification A, ORONA brand or similar for 6 people.
 - Automatic interior and exterior doors in stainless steel or painted.
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Internal partition

- Interior layout with laminated plasterboard partitions on a galvanized steel structure and rock wool panel.
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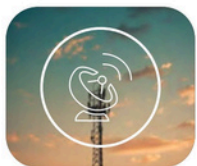
Electricity

- High degree of electrification of 9.2kW in each home.
 - Home meter with double output terminal to allow the option of also feeding directly to a possible electric vehicle charging point.
 - General distribution board in built-in execution equipped with protection against overvoltage, magnetothermal and differential.
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Lighting

- LED lighting throughout the house. The kitchen furniture also includes an LED strip under the furniture and under the plinth.
 - Low-consumption interior lighting of common spaces using LEDs and motion detectors to turn on the different illuminated spaces, thus favoring energy savings.
 - LED lighting in parking lot.
 - Light points on balconies.
 - Light socket and light points on terraces.
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Telecommunications

- Telecommunications facilities according to current regulations.
- DAB and FM digital radio and DTT digital television.
- Satellite signal via satellite dish.

- Voice and data sockets in bedrooms and living room.
 - Fiber optic outlet in the living room.
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Safety and access

- The entrance to the portals will be controlled by means of an electronic video intercom with a color screen, audio and hands-free.
 - High security trained key to access the house and common areas.
 - Security cameras in parking, lobby and community area.
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Plumbing

- Installation of cold and hot sanitary water with cross-linked polyethylene pipe with thermal insulation in kitchen and bathrooms according to the Technical Building Code and Regulations for Thermal Installations in Buildings.
 - General shut-off key and individual shut-off keys where needed.
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Parking

- Troweled concrete pavement.
 - Forecast of electric vehicle charging point.
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Storeroom

- Painted metal walls and doors.
 - Forced ventilation.
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Finishes and fit-outs



Internal joinery

- Smooth interior doors, finished in white lacquer, equipped with a sealing gasket (rubber strip).
 - Air-in ventilation system incorporated.
 - Armored access door to the house with three locking points and security key.
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Flooring and cladding

Pavements:

- Vinyl slat parquet in all interior rooms.
- Class 2 non-slip porcelain stoneware on balconies.

Coatings:

- Walls painted with smooth white plastic paint for living room, bedrooms and passageway.
- Porcelain stoneware in bathrooms.

False ceilings:

throom areas.



Kitchen fittings

- Fully furnished kitchen (high and low cabinets) stratified finish.
 - Neolith or similar brand countertop and front.
 - Single-bowl undermount sink and pull-out mixer tap.
 - Fully equipped kitchen with appliances, Balay brand or similar.
 - Oven and microwave, induction hob, integrated hood, washer/dryer.
 - Paneled dishwasher and refrigerator.
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Bathroom equipment

- Roca or similar brand floor-standing toilet, wall-hung washbasin with single-lever taps and Krion surface, lower unit and complete mirror on the entire front.
 - Flush resin shower tray with screen and single-lever shower taps.
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Communal stair areas

- Portals finished with a careful combination of top quality materials and a studied lighting design that will generate a first level lobby.
- The lighting of the common areas will be carried out with Low Energy Consumption Lamps (LBCEs).
- Presence detectors in common areas to reduce electricity consumption.
- Mailboxes in access area.

Sustainability and energy efficiency



Energy rating

ENERGY CLASS "A"

- Based on good insulation and enclosures, air conditioning and hot water production equipment with high energy efficiency, the maximum energy rating "A" is achieved, with a significant reduction in electricity consumption and contribution to the environment.
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Solar protection

- Blackout curtains in all rooms.
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HVAC and domestic hot water production system

Aerothermal:

- Production of sanitary hot water through aerothermal energy as low consumption renewable energy.
 - Panasonic or similar brand low-consumption air conditioning.
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Photovoltaic

- Photovoltaic installation, improving the sustainability of the building and reducing the electrical cost of common services and of each dwelling according to its corresponding distribution coefficient.
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Water saving

- Savings in water consumption through dual-flush toilets and tap aerators.
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Sanitation

- Separative networks for rainwater and wastewater, executed with a multilayer polypropylene piping system in the housing area to improve acoustic quality.
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