



## **BUILDING SPECIFICATIONS**

### **FOUNDATION**

It is a combination of mat foundation, simple and combined footing and piles made of reinforced concrete, in accordance with the Spanish Building code (CTE).

### **STRUCTURE**

Structure In-situ waffle slabs (two directional reinforcement) with depth of 350mm, in accordance with the Spanish Building code (CTE).

### **ROOFTOPS**

Rooftops Flat accessible and non-accessible roof with bituminous membrane waterproofing Styrofoam rigid thermal insulation

### **EXTERNAL AND PARTITION WALLS**

Partial cavity wall made of outer brick wall, clear cavity, spray polyurethane foam (quality exterior wall insulation) and inner brick wall.

Insulated cavity wall between living room and bedrooms area (rigid board insulation).

### **FLOOR FINISHING**

White Statuario polished porcelain stoneware tiles 90x90cm 1st quality in apartments and internal common areas.

White Statuario non-slip/non-skip porcelain stoneware tiles 90x90cm (double thickness) with pedestal system deck 1st quality in terraces and external common areas.

Quality elastic impact sound absorption mat used beneath flooring in apartments.

Colored polished concrete floor in parking areas.

### **CLADDING**

External facades partially tile cladding with ceramic tile (three different formats and same color), and the rest plastered and white exterior matt painted 1st quality.

Internal walls: main bedrooms with Emperador Dark marble tile cladding and second bathroom and guest toilet partially tile cladding with White Statuario polished porcelain stoneware tile. The rest of the apartment is made of three-coat white plastered and white plastic paint.

Suspended ceiling with two different heights and ceiling bulkhead for curtains in bedrooms and living areas.

Exterior suspended ceiling on terraces

### **SANITARYWARE AND TAPS**

Villeroy & Boch wall-hang toilets in white and Geberit Duofix WC frame with Sigma cistern.

Solid surface wall mounted top and basins

Linear shower drains in shower trays made with White Statuario non-slip/non-skip porcelain stoneware.

First-class basin mixer, showerpipes, overhead shower thermostat matt brushed nickel finish.

Hinged shower and toilet enclosure with one fixed panel and one pivot door (toughened clear glass and anti limescale glass protection)

Panoramic mirror in bathrooms

## **DRAINAGE SYSTEM**

Independent network for grey water and rain water

Polyethylene pipes for bathrooms, toilets and kitchens installations

Embedded floor trap system in bathrooms and guest toilet.

Soundproof polypropylene triple coated collectors and soil pipes in the apartment areas.

## **PLUMBING SYSTEM**

Water storage tanks per block to provide a constant supply of water

Pressure boosting pumps with frequency inverter to ensure high efficiency and maximum comfort

Polyethylene pipelines for water distribution

Cold water pipes insulation to prevent condensation

Tube-style closed cell rubber foam to insulate hot water pipes

## **REFRIGERATION, HEATING AND DOMESTIC HOT WATER**

Compact system (outdoor unit + Hydrokit in a single unit), installation of the unit outside the dwelling and compatible with radiant floor.

Air-zone HVAC systems will let choose the desired temperature for each zone.

Hydronic radiant floor heating system (warm water flows through flexible, durable crosslinked polyethylene (PEX) tubing that is embedded under the floor) in living areas, bedrooms, corridor and kitchen.

Electric radiant floor heating mat subfloor in bathrooms

Air-zone Cloud app: installing the Webserver to control the system and boost the energy efficiency, no matter where you are.

Daikin Altherma Monobloc is a new compact system for production of sanitary hot water and 260 liters thermal storage tank.

### **VENTILATION SYSTEM**

Ventilation system (ventilation shaft duct connection) of bathrooms, toilets and kitchen by fans with domotic control.

### **ELECTRICAL INSTALLATION**

Domestic consumer unit for electricity supply sytem

Sky Niessen switches in white finish (minimal distance off the wall surface)

### **HOME AUTOMATION SYSTEM**

Wireless devices of ABB-free@home up to several configurable functions as switching, dimming, blind, on-off heating and ventilation system.

Central control 7" touchpanel for visualisation, display and signaling.

Room control units

### **SECURITY SYSTEM**

Alarm system composed of wireless technology, movement detectors and door sensors (you can remotely connect with your home and always stay in touch through your smartphone, tablet or PC) directly switch to 24/7/365 alarm monitoring and maintenance support.

### **LIGHTING SYSTEM**

Interior lighting of dwelling in corridors, bathrooms, toilet, and kitchen consisting of recessed spotlights with low consumption LED lamp.

Emergency light close to the domestic consumer unit in case of electrical breakdown.

Lighting cables in bedrooms, living room, terrace for future installation of lighting by owner.

Lighting cables in interior cabinets for future installation of lights by owner.

Lighting in the exterior areas of the buildings, gardens, swimming pool and common areas.

### **PRE-WIRE FOR SURROUND SOUND**

Pre-wire for surround sound consisting of a main box to host the housing system and cables lines from it to the living room, bedrooms, master bathroom and terraces. Centralized throughout the house.

### **TELECOMMUNICATION SYSTEM**

Automatic Video intercom Niessen Wellcome or similar with 7" touchpanel in housing, camera with color, realization and storage of photographs when receiving calls and possibility of control by app in mobile or Tablet to use from anywhere with internet connection.

TV TDT in all bedrooms, living room, kitchen and terrace. Multi satellite TV jacks with access to a complete choice of channels in master bedroom and living room.

Fiber-optic wiring up to the entrance of each dwelling.

Internal data network of the house, with 8-port switch and cabled outlets with Cat.6 UTP cable in all bedrooms, living room, kitchen and terrace.

Wi-Fi access point in each apartment.

Extra wall sockets for future expansion of services.

### **LIFTS**

Exquisite custom finishes lifts from the brand ThyssenKrupp, Excellence model and capacity for 10 people.

Synergy excellence is the premium solution system for a minimum consumption, maximum quality, acoustic comfort system and 24 hour call center system.

## **ALUMINIUM SLIDING DOORS, WINDOWS AND GLASS RAILING**

K-Line multi-point sliding doors and windows Models KL-BC and KL-FP, Color Grey Textured 9007TX, , air permeability and resistant glasses of 6+void+4 + 4.

Aluminium thermal blinds, motorized and domotized, same color as sliding doors and windows in bedrooms and main bathroom.

Terrace glass railings with clear laminated glass with aluminium profile to be recessed on the floor.

Metal stair railings varnished in dark color.

## **WOODWORK**

Safety entrance door with multi-point lock, 60 mm thickness, both sides in matt oak wood.

Solid interior door to bedrooms, 50 mm thickness and 2.65 m height floor to ceiling doors in matt oak wood, anti impact rubber, hidden hinges and no flashings.

Guest toilet door, 50 mm thickness and 2.65 height from floor to ceiling doors, same color as wall painting, anti impact rubber, hidden hinges and no flashings.

Closets in bedrooms 1 and 2, inner cupboards, pivot floor to ceiling doors in white lacquered.

Dressing room (5,80 m length) in master bedroom fully equipped

Undersink basin cabinet wall mounted in matt oak wood

## **BULTHAUP KITCHENS**

Top brand German design kitchen **Bulthaup**

Home Appliances Brand **MIELE**

Worktop of Natural stone

## **COMMUNAL AREAS**

Outdoor pool.

Sun loungers and parasols in the pool area

Garden designed by landscaper

Garages (underground parking and storage) with installation of detection and fire protection according to the Spanish Building code (CTE).

Pre-installed system in every parking lot for electric cars.

## **VARIOUS**

Safety box located in the dressing room