

Building specifications



Foundation & structure

Structural system composed of foundations, pillars, beams and reinforced concrete flagstones, which dimensions and calculations is based the geotechnical study of the implementation plot. Reinforced concrete basement wall on footings and beams.

Floorins & insulation

The integrated insulation is made from extruded polystyrene, the enclosures contain double ceramic brick coated on the outside with a monolayer and on the inside with plaster and white paint.

Top quality 75x75 porcelain tiles interior flooring. Porches, terraces and solarium with 75x75 C3 porcelain stoneware.

Electrical installation

The homes are equipped with electrical and telecommunications outlets required by the Low Voltage Electrotechnical Regulations. Home automation system: blind control, alarm, lighting control (living room and kitchen).

Legrand Valena Next series mechanisms that can be connected to the home automation system. Exterior lights included.

Intercom for communication between the home and the main entrance.

Plumbing

The plumbing installation will include water connections for each sanitary unit in the bathrooms and kitchen and for the appliances (dishwasher and washing machine).

For total control of the water supply, a general stopcock valve will be placed in each wet room. Installation of taps in the solarium and main terrace.

Domestic hot water (DHW) is produced by aerothermal energy, maintaining a 110 liters accumulator with hot water, with occasional support from electrical resistance.

Windows and sliding doors

Brown aluminum carpentry with electric blinds of the same material and colour in all rooms.

The built-in wardrobes are finished with white smooth sliding doors. Completed with brown sliding windows with electric shutters of the same material and colour.

The restrooms have tilt and turn windows system with manual shutters.



Doors

Main entrance armoured security door fitted with exterior in brown and white interior panel.

White lacquered interior doors with stainless steel square handlers.

Built in wardrobes with sliding white doors and soft closing system.

Kitchen

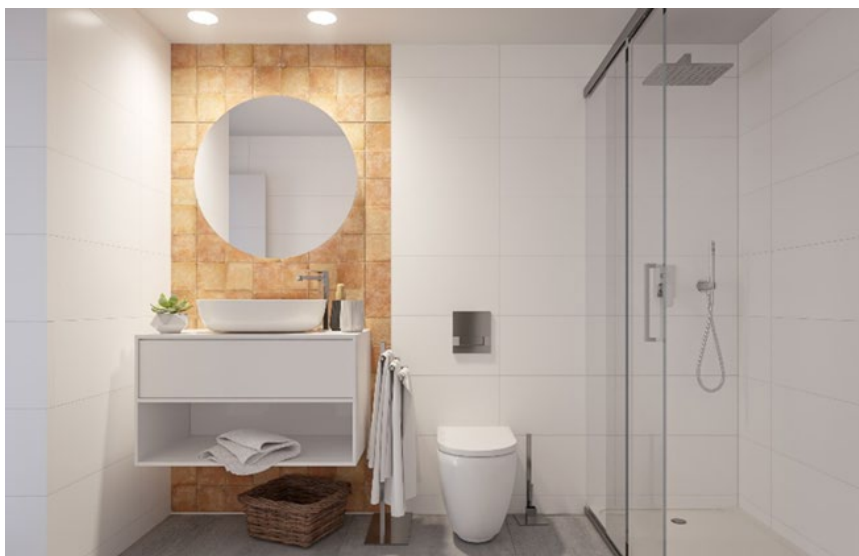
Charming and practical space with a combination of natural oak and white glossy melamine furniture. Elegant worktop & backsplash Blanco Luna model. Filtering unit. Kitchen sink with high spout faucet.



Bathrooms

The bathrooms include general tiling white (30X60) completed with the wall Stardust Cotto y Stardust Teal (13,5 x 13,5). Porcelain floor tiles Metropol Zen Grey. In both bathrooms, mixer taps will be installed on white sinks and toilets with a current design. White resin shower tray, sliding aluminum screen and mixer taps.

The white suspended bathroom unit with adjustable support in height and depth with anti-tip system.



Urbanisation

Perimeter enclosure with brick wall and metalwork. It includes a pedestrian entrance from Rigoletto Street. Common area with a spacious pool, interior lighting. Outdoor shower. Extensive and landscaped common areas.

The development has a garden area that provides access to the stairs and the elevator from the parking level to the second floor.

External enclosure

On the main facades, there is a brick wall and a metal fence with a height of 0.50 meters, along with a cypress hedge.

Metal gates will be installed for pedestrian access and vehicle entry.

Between the intermediate divisions of ground floor homes, there will be a metal fence with natural heather.

Solarium

The penthouse properties (339-340-341-342) include an aluminum pergola with a wood-like finish on the solarium.

Dimensions: 3.3 meters in width, 5.45 meters in length, and 2.6 meters in height. In this area, there is also a pre-installation for a kitchen, complete with a cold-water supply, faucet, drainage, and electrical outlet.



Parking

Ten properties have a parking space and storage room in the basement floor in the building. The basement parking has a two-way ramp for vehicle access, with a motorised remote-controlled door. There is also a communal off-street parking area.

The storage rooms are incorporated into the basement design, and are fitted with all the necessary fire safety measures as required by current legislation.



Customization options

Buying a home is not an easy decision and we want our clients to be happy and feel like their new home from the first moment.

Choosing the colour of the walls, replacing the floor finish, or completely redesigning the kitchen, are some of the aspects that our Customization area can manage to build the home of your dreams.

We have a team of professionals willing to collaborate with clients in the changes and adaptations that they want to make in their home during its construction.

Customization Department

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