

BUILDING SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Reinforced concrete foundation according to Geotechnical study.
- Structure composed of reinforced concrete pillars and slabs.
- All the foundations and structure will comply with current regulations.

SANITATION

- Buried sanitation and downspouts using polypropylene pipes with soundproofing characteristics.

FACADES

Depending on the area, it will be carried out by combining:

- Technical façade system composed of a variable thickness and width substructure, according to stress calculations, for placing panels and / or plates outside in areas defined in the project.
- Enclosures with exterior finishing plate, thermal and acoustic insulation embedded in bearing substructure, and double laminated plasterboard.
- The entire building will be thermally and acoustically insulated in accordance with current regulations and will be designed to be updated to the energy efficiency requirements of the CTE E-HE.

COVERS

- Inverted flat roofs on private terraces made up of separating felt, lightweight concrete for slope formation, waterproof sheet, extruded thermal insulation and protective mortar. Non-slip flooring will be supported on the above, depending on the project.
- Garden roof with a solution similar to the inverted roof indicated, automatic irrigation system and hidden drains.
- In community areas, inverted flat roofs made up of separator felt, lightweight concrete for slopes, synthetic waterproof sheet and extruded thermal insulation, anti-puncture separator felt, and non-slip mortar to support natural stone or porcelain flooring.

FLOORING

- Large-format porcelain flooring in all rooms and bathrooms.
- Anti-impact acoustic insulation under all floors.
- On terraces, flooring with a non-slip finish flush with interior flooring.
- Floors in access, common and outdoor areas according to interior design and landscaping projects.

INTERIOR VERTICAL PARAMETERS

- Self-supporting partitions made up of a galvanized steel structure with intermediate thermal and acoustic insulation, double or single laminated 13mm plasterboard on each side, depending on the project.
- Separation between apartments with ceramic brick, acoustic insulation and cladding with double laminated plasterboard on each side.
- Large-format porcelain tiles in bathrooms.
- Porcelain tile in the utility room
- The rest of vertical surfaces finished with smooth white plastic paint.

ROOFS

- False ceilings using laminated plaster panels with manholes in areas for indoor air conditioning machinery.
- Cove and indirect lighting according to the design.

GLASSES

- Double glazed windows, climait type or similar, to reinforce thermal and acoustic insulation.

APARTMENT EQUIPMENT

- Optional home automation system that allows to coordinate the temperature, humidity, lighting, blinds, air quality and communication with the access control through video entry, allowing the use of the smartphone or Tablet as a remote control inside and outside the home.
- Self-regulating Individual Mechanical Ventilation System in each apartment.
- Sanitary appliances Grohe or similar brand, with Water Label certification.
- Grohe taps or similar, with Water Label certification.
- High and low kitchen furniture with matching worktops and upstandings in highly durable material. Equipped with refrigerator, dishwasher, oven, microwave, concealed induction system and extractor hood.

INSTALLATIONS

- Internal water distribution network with cross-linked polypropylene (PEX) or multilayer pipes.
- Complete installation of air conditioning, underfloor heating, and sanitary hot water by means of Aerothermal system, with a heat pump refrigerator, and hidden ducts.
- Electrical installation carried out according to R.E.B.T. with high electrification degree.
- Lighting with Dichroic LEDs and presence detectors in distributors and common areas.
- Television, telephone and telecommunications sockets in living room and bedrooms. The terraces with television outlet.

CARPENTRY

- Security door to access the apartment.
- Interior carpentry lacquered in white or veneered in wood, to be defined in the project.
- Built-in wardrobes equipped with shelves, bars and drawers, according to each type. The doors will be folding and / or sliding and will match the rest of the interior carpentry of the apartment.
- Aluminium exterior carpentry, with sliding leaves integrated in the flooring, and folding-tilt-and-turn leaves according to type.

GARAGES AND STORAGE ROOMS

- Parking spaces with individual electric charger with optional charging capacity level 2 (208 volts) or higher.
- Storage rooms: Each apartment has 1 storage room with a forced ventilation system in common areas.