



SPECIFICATIONS

STRUCTURE

- The building has an anti-seismic reinforced concrete structure, dimensioned according to the national and European regulations in force. The reinforced concrete structure of the stairwells and lifts provides increased strength and rigidity to the building core.

FAÇADE

- The building's façade is plastered with thermal insulation inside the double brick masonry wall, for optimal thermal performance.
- The façade is coated in white and grey paint, combined with ceramic coating.

ALUMINIUM WINDOW FRAMES

- The exterior window frames are in thermo-lacquered grey aluminium with thermal cut. The windows are double-glazed, with air chamber, making the apartments extremely comfortable in terms of temperature and noise level.

WALLS AND INSULATION

- The division walls between apartments are double brick masonry with rockwool insulation.
- The partition walls between the different areas of each apartment are built in ceramic brick masonry.
- These materials enhance acoustic comfort within the apartments.

FLOORS

- In the entrance hall, living room, kitchenette, bedrooms, corridors, and guest toilet, the floor is in high durability, water-resistant, anti-allergenic, ecofriendly vinyl, for thermal and acoustic comfort, with white-lacquered MDF skirting boards.
- The kitchen and sanitary facilities floor are lined with rectified ceramic tiles, from Revigrés or similar brand.
- The balconies are lined in ceramic tiles, from Revigrés or similar brand.

INTERIOR WALLS

- In the entrance hall, living room and bedrooms, the walls are plastered and coated in white washable plastic paint.
- In the guest toilet the walls are finished in smooth white plastic paint, combined with rectified ceramic tiles from Revigrés or similar brand.
- In the other sanitary facilities, the walls are lined in rectified ceramic tiles from Revigrés or similar brand.
- The kitchen walls have a smooth finish, coated in white washable plastic paint. The space between the furniture is finished in the same compact quartz used for the countertop.

CEILINGS

- The corridor ceilings are built in acoustically insulated plasterboard coated in white with a smooth plastic paint.
- The kitchen and guest bathroom ceilings, being particularly humid zones, are lined with insulated water-repellent plasterboard, coated in white with a smooth plastic paint.

- The living room and bedrooms are plastered and finished with a smooth white plastic paint.

INTERIOR CARPENTRY

- The entrance door of the apartment is a security door, white lacquered on both sides, with a stainless-steel handle.
- The inside doors are plain, lacquered in white and with stainless steel fittings.
- The wardrobes are built-in, modular, with white-lacquered doors and stainless-steel fittings. The insides are coated in melamine. There is a rail for hangers and additional drawers in the bedrooms.

KITCHEN FURNITURE AND APPLIANCES

- The kitchen is equipped with roomy lower and upper cabinets, a compact quartz countertop, a SMEG or equivalent brand stainless-steel sink tank, and mixer tap with extendable faucet.
- Appliances are from SMEG, and include, in the 1- to 3-bedroom apartments:
 - Cooker hood
 - Induction cooktop
 - Multi-function oven
 - Microwave oven
 - Built-in fridge with integrated freezer
 - Built-in dishwasher
 - Built-in clothes washer-dryer
- The 4-bedroom apartments have side-by-side fridges - fridge and freezer - and separate washing and drying machines.



SPECIFICATIONS

BATHROOMWARE AND TAPS

- The bathrooms have hanging washbasins of Sanindusa or similar brand.
- The toilet (with embedded flushing system) and bidet are in white porcelain from Sanindusa or similar brand.
- The bathtubs and shower trays are in white acrylic sheet from Sanindusa or similar brand.
- All taps are chrome single-lever from Grohe or similar brand.
- All bathrooms are equipped with mirrors and tempered glass partitions.

AIR-CONDITIONING SYSTEM

- High energy-efficient multi-split inverter air-conditioning system, with an outdoor unit and wall-mounted indoor units, except in the 4-bedroom apartment living room, where the indoor unit is the tuyeere and grid type.

A ENERGY CLASS

- All the apartments are A energy class, making the building highly efficient in terms of air-conditioning and water heating energy consumption.
- This classification is achieved through the high level of insulation of the façades, roofing and communal areas, the high technical and quality standards of window frames and panes, high-performance heating/cooling systems, individual ventilation system and solar panels for water heating.

ELECTRICITY AND TELECOMMUNICATIONS

- The electrical equipment is white, high-quality with simple design.
- The floor atrium and circulation zones have high-efficiency and low-maintenance LED lighting.
- All the living areas have TV sockets, Internet and telephone.
- Front door video camera with colour monitor for access control.

COMMON AREAS

- The building has a swimming pool, gym and a common living room, with toilet, disabled parking and bicycle racks.

LIFTS

- The lifts are electric, highly energy-efficient, with automatic doors, suitable for disabled persons, high-speed (1,6 m/s) and have the capacity for 630kg or 8 people.

GARAGE AND STOREROOMS

- Automatic garage door with vertical-movement remote control, filled with expanded polyurethane, internally reinforced, and white-lacquered inside and out.
- The storerooms have white-lacquered metal doors.

MAIN ENTRANCE

- Spacious entrance halls, featuring a combination of materials and details that convey an image of sophistication and style upon entering.

NOTE: The materials and equipment described are only a part of those planned and they may be changed during the execution of the works due to technical or legal reasons. In this case, they will always be replaced by others of the same or higher quality.