Specifications
OVERVIEW



Specifications Overview

Finishes – Homes and Professional Studios

Interior Partitions

Interior partitions are designed using dry wall systems with acoustic insulation. Separation between homes and communal areas will be executed with brickwork to ensure acoustic comfort and in compliance with CTE DB HR. Finishes include paint, porcelain tiles, vinyl and/or wood depending on the area.

Doors

The main entrance door to each home is reinforced, with a white lacquered wooden panel on the interior side. It features a three-point security lock. Interior doors (sliding or hinged, depending on the project) will be made of solid wood with a lacquered plywood finish on both sides. Hardware and handles will be in stainless steel and/or lacquered in colour. Modular wardrobes with smooth white lacquered 19 mm thick doors.

Flooring

Porcelain stoneware flooring by Porcelanosa or similar in bathrooms and WCs. Porcelain stoneware flooring by Porcelanosa or similar in all other interior spaces (living room and bedrooms).

Vertical surfaces in bathrooms and WCs will be finished with porcelain stoneware by Porcelanosa or similar.
Outdoor areas: Non-slip porcelain stoneware by Porcelanosa or similar in patios and terraces.
Communal areas: Ground floor lobbies will feature premium materials such as porcelain stoneware, composite, vinyl or wood, laminate, aluminium or wood.

Walls and Ceilings

Homes: Smooth plastic paint on non-tiled vertical surfaces and white paint on ceilings.
Communal areas: Smooth plastic paint in a colour chosen by the project management team for interior walls. Exterior walls will be painted over continuous mortar render, colour also selected by the project management.

Sanitaryware and Taps

Bathrooms will feature white vitrified porcelain sanitaryware. Toilets will include dual flush mechanisms for water saving and soft-close lids. All taps will be single-lever, with flow-enhancing aerators to reduce water consumption. All sanitaryware will be by Porcelanosa or equivalent.

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Kitchen

Kitchens will be delivered fully fitted with ceramic hob, extractor hood, oven, sink, washing machine, microwave, and dishwasher.

Electricity and Telecommunications

Installed in accordance with Low Voltage regulations. LED lighting and motion detectors per floor in outdoor areas. External video intercom with monitor inside the home. Electrical fittings by JUNG or similar in white. TV, telephone and data installations in accordance with current telecommunications regulations, with sockets in the living-dining room, study and bedrooms.

Plumbing

Drainage connections for washing machine and dishwasher. Appliance drainage for high-temperature water will be in PVC.
Cross-linked polyethylene piping.
Centralised meter system in the building entrance, with each home having its own individual meter.

Climate Control

Centralised climate control systems per building level. Climate control in all rooms except bathrooms, WCs and passageways.

Home Automation

Home automation pack including Lite control unit, entry door access sensor, climate sensor and lighting control in the living room (2 light points).

Urbanisation

Low-consumption lighting in all access areas and pedestrian paths to ensure safety and visibility.
Automatic garage door with remote opening system and enhanced security.
Landscaped areas with natural vegetation.
Irrigation system with strategically distributed water outlets.
Swimming Pool / SPA: Non-slip porcelain stoneware by Porcelanosa or similar around the pool. Inside, large-format porcelain stoneware by Porcelanosa or similar with a modern, elegant finish, reducing joints and simplifying maintenance.
Gym: Rubber flooring or similar, impact-resistant and shock-absorbing. Walls finished with washable plastic paint, moisture-resistant and easy to clean. Exercise equipment with designated areas for cardio, strength training and stretching.

Specifications Overview

Exterior Finishes and Communal Areas

Exterior carpentry will be lacquered aluminium with thermal break or PVC with equivalent performance.

Aluminium or PVC slatted blinds, with insulated boxes.

All glazing will be double-glazed and safety glass where required, such as laminated glass railings on terraces.

Entrance doors to buildings or lobbies will be aluminium with safety glass or steel.

Façade finishes will vary depending on composition, including continuous mortar render, porcelain, stone, synthetic materials and/or prefabricated elements.

Walkable roofs will be finished with ceramic paving or synthetic non-slip coating in accordance with CTE. Non-walkable roofs will be finished with ceramic or gravel. All roofs will have appropriate slopes and waterproofing for proper water drainage, along with thermal insulation and geotextile layers.

Glass protections fixed with steel profiles on terraces and communal rooftop areas.

Railings with rendered parapets or aluminium/steel profiles on communal staircases.

Domestic hot water production via aerothermal system.

Underfloor heating system powered by aerothermal technology.

Lifts with automatic telescopic doors, energy-efficient features and access to all building levels including basements and rooftops.

"Quality control of materials is carried out in accordance with current regulations, and a ten-year building insurance is provided. The materials mentioned above may be modified at the discretion of the project management team during the execution of the works, always using materials of similar quality, with all changes duly documented. The layout and positioning of sanitary fittings in bathrooms and WCs may also be subject to modification, as reflected in the distribution plans of the homes annexed to the contract."