

# TECHNICAL SPECIFICATIONS

## FOUNDATION, STRUCTURE AND ROOFING

- The foundation and structure are made out of reinforced concrete, in compliance with current regulations and under the supervision of an external technical control body.
- The roofs are flat, waterproofed and thermally insulated according to the requirements of the Technical Building Code.

## FACADES

- The facades of the houses are projected with a solution made up of the SATE Exterior Thermal Insulation System with high-performance mineral wool, mortar and painted on semi-solid brick. The interior side is plastered on the brick and includes a dry partition wall with mineral wool insulation. These systems guarantee high thermal and acoustic insulation.
- The façade is finished with aluminium details on the edges of the slabs and balconies to give unity to the facades as a whole, as well as elements that soften the sunlight on the terraces.

## EXTERIOR WOODWORK

- The exterior woodwork guarantees thermal bridge breakage, with double safety and acoustic glazing and an air chamber, improving the thermal comfort of the homes.
- Motorised polyurethane injected aluminium blinds are installed in the bedroom windows, except in ground floor homes that have motorised blinds in all the rooms.
- Safety glass is installed in the areas indicated in the Project.

## INTERIOR WOODWORK

- The entrance door to the house is armoured, smooth and lacquered in white on the inside and finished in wood on the outside. It has anti-lever hinges, a security lock, a spyhole and a smooth satin chrome doorknob.
- The interior doors of the houses are lacquered in white with straight handles finished in satin chrome, following a very modern line. The bathrooms and toilet doors have locks.
- The doors of the living rooms are glazed with colourless translucent glass.
- The built-in wardrobes are modular, with smooth hinged doors lacquered in white, in accordance with the design of the hallway doors in the house. They are completely finished inside and covered with textured melamine boards.
- The wardrobes in the bedrooms have a hanging rail and shelves.
- The hall closet comes with a hanging bar for long garments and a luggage compartment shelf, depending on the type.

## INTERIOR DIVISIONS

- The interior divisions of the houses are made with dry partitioning and interior insulation. This construction method improves thermal and acoustic insulation.
- The separation between houses is solved with brickwork cladding on both sides with dry partitions and interior insulation.
- The separation between homes and common areas is made with a brickwork plastered and painted on the outside and clad inside with dry partitions and insulation.

## PAINTING AND CEILINGS

- The paint on the horizontal and vertical surfaces of the interior of the houses is in smooth plastic, in combination with the rest of the finishes.
- False ceilings are installed in those areas required by facilities with registers, where necessary.
- The rest of the ceilings are covered with laminated plasterboard to guarantee the smooth and flat finish of the rest of the facings.

## FLOORING

- The bedrooms, living room-kitchen, hall and entrances are laid with laminated flooring board on anti-impact sheeting. The skirting boards in these rooms are in white lacquered MDF.
- The terraces are paved with porcelain stoneware with a wood effect finish.

## KITCHEN

- The kitchens are furnished with high and low furniture units and with a compact quartz worktop, the same material also covering the wall between units. The rest of the walls are painted, with the skirting boards matching the flooring.
- They are equipped with the following stainless steel appliances: integrated dishwasher, induction hob, electric oven and microwave stack, extractor hood and stainless steel sink with mixer tap.

## BATHROOMS

- The houses have the bathroom walls tiled in their entirety, combining two ceramic tile designs. They are floored in porcelain stoneware to match the tiling.
- The bathrooms in the homes have top quality white vitrified porcelain sanitary ware, with a resin shower tray and steel bathtubs with handles, according to sales plans.
- All bathroom include compact toilets with a cushioned lid and double flush to save water.
- Chrome single-lever taps with water and an energy saving system.
- In the showers and bathtubs the taps are thermostatic.
- The washbasins are supplied with a suspended cabinet with two drawers that come in dimensions according to the type.
- There is a screen installed the showers.

## DOMESTIC HOT WATER and AIR CONDITIONING INSTALLATION

- The production of domestic hot water is centrally projected by means of solar panels and a condensing gas boiler, with individual consumption meters. This system makes it possible to take maximum advantage of solar energy and represents a large saving in terms of consumption, while respecting the environment.
- The houses are provided individual air conditioning, through ducts and grilles in the living room and bedrooms with a control system for each room.

## HOME VENTILATION

- For compliance with CTE-HS-3 (Building-Health Technical Code of Ventilation), a ventilation system has been designed with ENERGY RECOVERY (with intake and extraction), this installation provides very good indoor air quality and very low energy consumption.

## ELECTRICITY AND TELECOMMUNICATIONS

- The electrical installation in all the homes is carried out in accordance with the Low Voltage Electro-technical Regulations, with current electrical mechanism design.
- The living rooms, bedrooms and kitchens of the houses have telecommunications installation sockets, in accordance with current regulations.

## COMMON AREAS: FACILITIES AND VARIOUS

- Closed housing development with control of vehicle and pedestrian access through a surveillance and control booth with video surveillance cameras.
- Community pool with saline purification that uses natural, non-polluting and environmentally friendly substances. Changing rooms and toilets according to current regulations.
- Private plot finished at level with topsoil (according to typology).
- Video intercom with a terminal in the hall of the house.
- Motorised garage door with remote control opening.
- Low consumption LED lighting in entrances, halls, roadways and common areas.
- Equipped gym.
- Access gateways decorated in stone, paint and wood.
- The building has lifts with cabins adapted for people with reduced mobility, with key access to the garage.
- The garage is provided with forced ventilation, detection and control of carbon monoxide, fire protection and emergency lighting, according to current regulations. Polished concrete pavement with marked parking spaces.
- Pre-installation for recharging electric vehicles.

## ENERGY RATING



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**OUR BUILDINGS ARE CARRIED OUT IN COMPLIANCE WITH THE TECHNICAL BUILDING CODE AND CURRENT APPLICABLE REGULATIONS.**

Note: The information contained in this document may vary due to technical, commercial or legal reasons.