

Technical Specifications

# Llevant 96



AVANTESPACIA

## FOUNDATIONS, STRUCTURE AND ROOF

- The foundations and structure are made 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 in accordance with the requirements of the Technical Building Code.



## FAÇADES

- The façades of the properties are designed using a SATE External Thermal Insulation System with high performance mineral wool, mortar and painted on brickwork, lined on the inside with dry partition walls and insulation. These systems guarantee high thermal and acoustic insulation.
- The façade has aluminium details on the edges of the slabs and balconies to give an overall uniform appearance, as well as elements that filter the sunlight on the terraces.

## EXTERIOR CARPENTRY

- The exterior carpentry of the properties is made of PVC with double glazing and an air gap. This system ensures the thermal bridge is broken, improving the thermal and acoustic comfort of the interior of the home.
- The properties have motorised aluminium blinds with built-in insulation in bedrooms; motorised blinds are installed in all rooms on the ground floors.
- Safety glass is installed in the areas indicated in the project.

## INTERIOR CARPENTRY

- The entrance door to the property is reinforced, plain white on the inside and finished in wood on the outside. It has anti-leverage hinges, security lock, optical peephole and a plain doorknob in satin chrome colour.
- The interior doors are plain white, with straight handles finished in satin chrome.
- Bathroom and toilet doors have interior locking.
- Kitchen and living room doors are glazed with clear translucent glass.



- The built-in wardrobes are modular, with smooth hinged doors in white and with finger pulls. Inside, they are lined with textured-finish boards and have a hanging rail and a suitcase shelf.



## INTERIOR PARTITION WALLS

- The interior partitions of the properties are made with dry partition walls and interior insulation, improving thermal and acoustic insulation.
- The separation between properties uses brickwork with dry partitioning and interior insulation on both sides.
- The separation between the properties and communal areas is made with brickwork, plastered and painted on the outside and lined on the inside with dry partition walls with insulation.

## PAINT AND CEILINGS

- The painting of the horizontal and vertical walls of the interior of the dwellings is smooth plastic paint, in combination with the rest of the finishes.
- The ceilings are dry-plastered, achieving the smooth, flat finish of the rest of the walls. False ceilings are installed in those areas required for installations, with hatches where necessary.



# Technical Specifications

## KITCHEN

- The kitchen includes wall and base units and worktop in compact quartz, with the same material covering the wall between units. The rest of the walls are painted, with skirting board to match the flooring. There is a choice of two colours for worktops and base units, in the same tone as the rest of the finishes.

- It is equipped with the following **BALAY** appliances in stainless steel finish: integrated dishwasher, induction hob, extractor hood, and an electric oven and microwave column.



Flooring



- The kitchens and washroom areas are paved with **MARAZZI** porcelain stoneware tiles of approximately 45x45cm. Choice of between grey and beige colours.



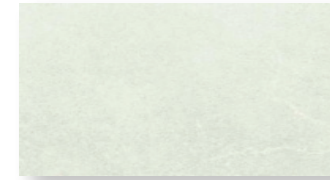
Note: The information contained in this document may vary for technical, commercial or legal reasons. The images of the spaces provided by our suppliers are included only for illustrative purposes of the materials and finishes referred to, in no case do they represent the final image of the homes in the promotion.

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## BATHROOMS

- The walls of the bathrooms and toilets, depending on the type, combine two designs of **MARAZZI** brand ceramic tiles measuring approximately 30x90cm, with the bathtub and/or shower area tiled with decorated tiles and the rest of the walls tiled with smooth tiles. They are paved with **MARAZZI** brand porcelain stoneware tiles of approximately 30x60cm. Possibility of choosing between 2 options.

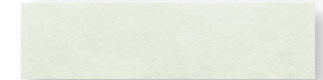
### OPTION 1



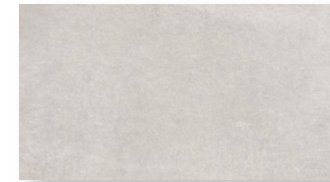
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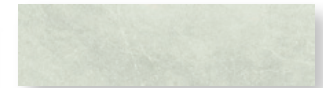
Tiling



### OPTION 2



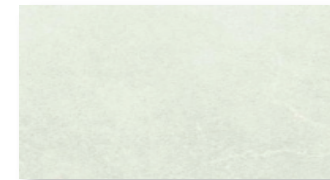
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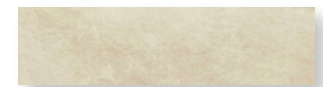
Tiling



### TOILET



Flooring



Tiling



- The bathrooms are equipped with **JACOB DELAFON** sanitary ware in white vitrified porcelain, with resin shower trays and/or bathtub with handles, depending on the type of property.

- The washbasins are supplied with a white wall-hung unit by **JACOB DELAFON**, measuring approximately 80x45cm.

- Showers are equipped with enclosures.

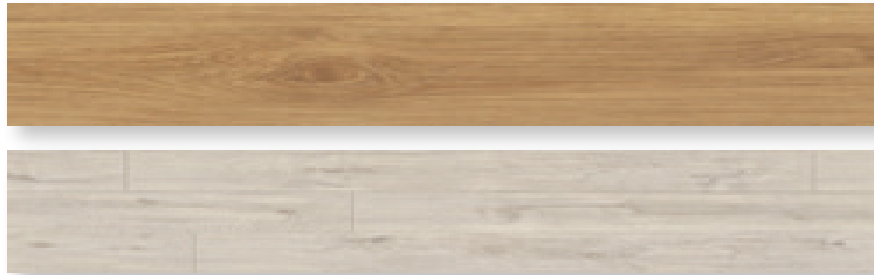
- **JACOB DELAFON** brand mixer taps with water and energy saving system.

- Thermostatic taps in bathtubs and thermostatic column in showers, **JACOB DELAFON** brand.



## FLOORING

- Bedrooms, living rooms, hall and corridors are paved with laminate flooring, with white skirting board finish to match the interior carpentry. Choice of two colours.
- In homes with a living room-kitchen, specific flooring is installed for wet areas.



- Terraces are paved with porcelain stoneware with a wood effect finish, measuring approximately 15x90cm.



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## HOT WATER AND AIR CONDITIONING INSTALLATION

- Domestic hot water production is planned to be centralised by means of solar panels and a condensing gas boiler, with individual consumption meters. This system allows maximum use to be made of solar energy and represents a major saving in consumption, while respecting the environment.
- The properties have individual air conditioning (hot-cold) in the living room and bedrooms through ducts, with a control system for each room by means of motorised impulsión grilles.

## VENTILATION

- The properties are ventilated by means of an energy recovery ventilation system with centralised intake and exhaust through doorways. This system provides good air quality and low energy consumption.

## ELECTRICITY AND TELECOMMUNICATIONS

- The electrical installation in all the properties is of a high standard in accordance with the Low Voltage Electrotechnical Regulations.
- The living rooms, bedrooms and kitchens of the properties have telecommunications installation sockets, in accordance with current regulations.



## PUBLIC AREAS

- Gated community with vehicle and pedestrian access control by means of a guard house and video surveillance cameras.
- Communal overflowing pool with saline purification using natural, environmentally friendly, non-polluting substances.
- Equipped gym and bathrooms.
- Entrance hall decorated in stone, paint and wood.
- Video entry phone with terminal in the entrance hall.
- Low consumption LED lighting in entrances and communal areas.
- Lifts with cabins adapted for persons with reduced mobility, with key-operated access to garage.
- Motorised garage door with remote control opening.
- In garage, forced ventilation, carbon monoxide detection and control, fire protection and emergency lighting, according to current regulations. Polished concrete paving with parking space markings.
- The development has pre-installation for electric vehicle recharging, according to R.E.B.T. regulations.
- Parking area for bicycles.
- Installation of satellite TV aerial.



We build complying with the Technical Building Code and applicable regulations in force.



Promoter's signature

Customer's signature