

# SALINAS TOWERS

CALPE

BUILDING SPECIFICATIONS  
TOWER 3



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**Salinas Towers** is planned as a residential apartment complex in the area of El Saladar, 3 minutes from the beach, close to the town centre and next to the Salinas de Calpe, a renowned natural wetland that is home to a variety of wildlife, especially birds, in the area of the Peñón de Ifach Natural Park.

Penthouses with private swimming pools and solarium and newly built 2 and 3 bedroom flats with garage space and storage room in 3 towers in a private development with excellent communal areas: swimming pools, a fully-equipped gymnasium, paddle tennis court, green spaces and bicycle parking areas.

## 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 Spanish Technical Building Code.

## EXTERIOR CARPENTRY

- The exterior carpentry of the project guarantees a thermal break, with double glazing and air chamber, improving the thermal and acoustic comfort of the properties.
- Coloured carpentry on the outside and white on the inside, with motorised aluminium blinds with built-in insulation in bedrooms.
- Safety glass is also installed in the areas indicated in the project.

## FAÇADES

- The façades have their own image and identity with an elegant, avant-garde design. They are designed with a continuous coloured cladding, on a load-bearing wall with air chamber, dry partitioning and insulation on the inside. This solution guarantees high thermal and acoustic insulation.
- The façades have terraces, delimited by glass parapets and railings, which give a sense of proportion and unity to the whole.

## INTERIOR PARTITIONS

- The interior partitions of the properties are made with dry brickwork and interior insulation.
- The separation between properties is made with brickwork with dry partitioning on both sides and interior insulation.
- The separation between properties and common areas is made with plastered brickwork, painted on the outside and tiled on the inside with dry partitioning and insulation.



## INTERIOR CARPENTRY

- The entrance door to the property is armoured, smooth and lacquered in white. It has anti-leverage hinges, security lock, peephole and smooth handle in satin chrome colour.
- The interior doors are smooth, lacquered in white and with straight handles finished in satin chrome, with a very modern style.
- The doors of the bathrooms and toilets have an interior locking system.
- The built-in wardrobes in the bedrooms are modular, with smooth hinged doors lacquered in white and with a cursor-style handle. Inside, they have textured linings and have a double hanging rail, shelves and drawer unit.

## PAINTWORK AND CEILINGS

- The painting of the horizontal and vertical walls inside the properties is smooth plastic paint, in combination with the rest of the finishes.
- The ceilings are lined with plasterboard to guarantee the smooth, flat finish of the rest of the walls. Access points are installed in those areas required by the installations.

## FLOORING

- The entire property is paved with wood-effect porcelain stoneware, with white lacquered skirting board.
- To ensure visual continuity, the same model is used on outdoor terraces, with matching skirting board.

## PENTHOUSES WITH PRIVATE SWIMMING POOL

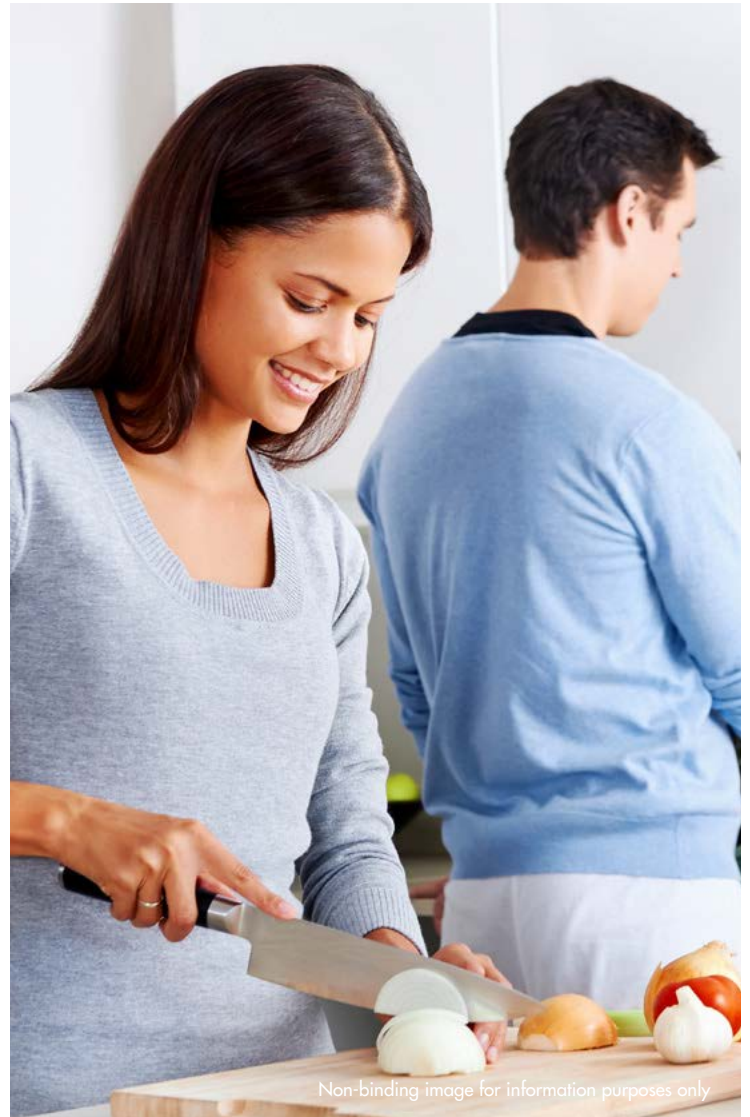


## KITCHEN

- The kitchen is supplied with front wall and base units with a recessed handle, with a compact quartz worktop, and the wall between units is covered with the same material. The rest of the walls are painted, with white lacquered skirting board.
- It is equipped with the following appliances in stainless steel finish:fridge-freezer, integrated dishwasher, induction hob, integrated extractor hood, and electric oven tower.

## BATHROOMS

- The walls of the bathrooms in the properties are fully tiled and are paved with wood-effect porcelain stoneware tiles.
- The bathrooms are fitted with top quality white vitrified porcelain sanitary ware and resin shower trays.
- All bathrooms feature a compact toilet with double flush to save water and with cushioned lid.
- The chrome-plated mixer taps include a water and energy saving system, and the showers are equipped with thermostatic taps.
- Washbasins are supplied with wall-hung units.
- Electric towel rail radiator included.



## AIR CONDITIONING AND DOMESTIC HOT WATER

- The production of domestic hot water is designed individually using Aerothermal energy. This system mainly uses air energy and provides considerable savings in consumption, while respecting the environment.
- The air-conditioning (hot and cold) is provided by an interior unit and a network of ducts located in false ceilings. Supply and extraction grilles in the living room and bedrooms.

## VENTILATION

- The properties have a ventilation system, complying with the CTE-HS-3 (Spanish Technical Building Code–Health Standards: indoor air quality).

## ELECTRICITY AND TELECOMMUNICATIONS

- The electrical installation of all the properties complies with the Spanish Low Voltage Electrotechnical Regulations, with modern electrical mechanisms.
- The living rooms, bedrooms and kitchens of the properties have Telecommunications installation sockets, in accordance with current regulations.

## COMMON AREAS

- Private and gated development with garden areas.
- Concierge.
- Includes area for delivering online packages.
- Communal swimming pool with children's area and swimming lane with saline purification using natural, non-polluting and environmentally friendly substances.
- Solarium area.
- Bio-healthy games area.
- Children's play area.
- Paddle tennis Court.
- Fully-equipped gym.
- Several bike parking areas.
- Social club with toilets.
- Video entry phone with terminal in the entrance hall of the property.
- Motorised garage door with remote control opening.
- Low consumption LED lighting in entrances and common areas.
- Entrance hall decorated in keeping with the design of the building, using a refined combination of materials.
- The building has lifts with cabins adapted for people with reduced mobility, with restricted access to the garage.
- Garage: natural ventilation, carbon dioxide detection and control, fire protection and emergency lighting, according to current regulations. Polished concrete paving with parking space markings.
- Pre-installation for electric vehicle recharging, according to the Spanish Low Voltage Electrotechnical Regulations.

CALIFICACIÓN ENERGÉTICA DEL PROYECTO		ETIQUETA	
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Energy Efficiency Certificate available in the Commercial Office as well as in the "Downloads" section of the promotion information sheet at [www.avantespacia.com](http://www.avantespacia.com). Any variation that may occur between the Energy Efficiency Certificate of the project and the Certificate of completion of work will not affect the letter indicated in the Energy Rating.



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## SUSTAINABILITY AND EFFICIENCY

Firmly committed to the environment, we offer sustainable and efficient projects, promoting actions and measures that will improve your quality of life:

- With an efficient design that improves the quality of the property, seeking the best orientations, views and thermal control, as well as better natural lighting of the interior spaces.
- Integration in our surroundings, in locations with services, promoting sustainable mobility, easy access and environmental improvement of community spaces.
- Using efficient construction techniques and installations to increase the comfort of the property, paying special attention to thermal and acoustic insulation.
- Implementing energy efficiency in our homes, with high performance and the best solutions in order to achieve energy savings using photovoltaic panels installed on the roof to reduce energy consumption and reduce direct CO<sub>2</sub> emissions in our living spaces and common areas.
- Including renewable and sustainable energies for the production of sanitary hot water through aerothermal energy, and high-efficiency air-conditioning and heating using a heat pump, providing better energy efficiency and greater savings on energy bills.
- Promoting sustainable water consumption.
- With recycling bins in communal areas for good waste management to ensure good recycling.
- Health and wellbeing, providing our living spaces with lighting quality with presence sensors that guarantee lower energy consumption, as well as ventilation and thermal regulation systems.
- Efficient and sustainable mobility in our common spaces with pre-installation for electric vehicle charging.



### + SAVINGS

Less consumption and less maintenance



### + WELLBEING

Comfortable thermal, acoustic and lighting conditions



### + VALUE

Increased property value



### - CONSUMPTION

Savings in utility bills



### - NOISE

Improved acoustic insulation



### - CO<sub>2</sub>

Lower emissions to help protect our planet





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We build in compliance with the Spanish Technical Building Code and current applicable regulations.

DEVELOPER'S SIGNATURE

CLIENT'S SIGNATURE

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