

FOUNDATION AND STRUCTURE

Reinforced **concrete slab or footing** foundation to be confirmed based on the results of the geotechnical study.

Reinforced concrete structure, as per project specifications, in full compliance with Spanish Building Law (CTE) and applicable regulations.

FACADES

Rendered facades with **exterior-grade paint**, thermally and acoustically insulated in accordance with the requirements of the Technical Building Code.

MASONRY

Interior partitions made of laminated plasterboard partitions on metal framework with acoustic and thermal insulation.

Separating walls between dwellings composed of **ceramic brick** masonry, clad on both sides with **self-supporting laminated gypsum boards**, incorporating acoustic and thermal insulation. Separation from communal areas achieved with ceramic brick masonry, rendered on the communal side and lined with plasterboard walling on metal structure with thermal and acoustic insulation on the interior side of the dwelling.

EXTERIOR CARPENTRY

High-quality exterior joinery, in lacquered aluminium with thermal break.

Motorized blinds in the living room and master bedroom. Double glazing with internal air chamber.

DWELLINGS' WALLS

False ceiling made of laminated gypsum boards, plaster, or gypsum, as specified in the Execution Project.

False ceilings in bathrooms where air conditioning units are to be installed.

Smooth plastic paint finish in soft tones on walls and white on ceilings throughout the home.

HOME FLOORINGS

Premium flooring composed of large-format pieces inspired by natural wood, featuring a rigid limestone and polymer core, water-repellent and highly resistant. Non-slip porcelain stoneware paving on residential terraces.

High-quality ceramic wall tiling in bathrooms.

INTERIOR CARPENTRY

Reinforced entrance door with security lock, interior finish matching the internal doors of the home.

Lacquered finish doors. Built-in wardrobes finished to match the interior doors, lined the inside and equipped with a hanging rail and storage space.

SANITARY FIXTURES

White vitrified porcelain sanitary ware.

Light-coloured resin **shower trays** in bathrooms, with shower enclosure in master bathroom.

Mixer faucets from a high-quality brand.

KITCHENS

Modern kitchen design featuring with wall and base units.

Fully equipped with oven, microwave, induction hob, extractor hood, refrigerator, dishwasher and sink with mixer tap.

AIR CONDITIONING AND VENTILATION

Ducted hot and cold air conditioning, with supply grilles in the living room and bedrooms.

Domestic hot water produced via aerothermal energy.

ELECTRICAL INSTALLATION AND TELECOMMUNICATIONS

Telecommunications installation compliant with current regulations.

Video door entry system installed.

PORTAL, COMMON AREAS AND EQUIPMENT

Extensive landscaped areas with an exclusive landscape design. Exterior pedestrian surfaces paved with non-slip ceramic tiles.

Pathways and circulation lanes finished with exterior-grade materials.

Two communal outdoor swimming pools.

Spa featuring a swimming pool with hydromassage zone, cold-water plunge pool, sauna, changing rooms, toilets, and showers. Fully equipped designer gym for communal use.

Coworking space fully equipped with workstations and kitchenette.

Automatic access gate to the development with remote control opening.

Access control system for the development.

BREEAM CERTIFICATE

This development will have a **BREEAM rating**, a recognised guarantee of construction quality for the homeowner, offering economic, health, and well-being benefits for occupants, and reducing environmental impact throughout the building's lifecycle.