



— QUALITIES SPECIFICATIONS —

STRUCTURE

Concrete bidirectional structural floors and pillars.

EXTERIOR WALLS

Ceramic brick wall with interior cavity drywall with mineral wool insulation.

DIVIDING WALLS

Acoustic brick wall with cavity drywall and mineral wool insulation.

PARTITION WALLS

Drywall partition system with mineral wool insulation.

TERRACE BALLUSTRADE

Brick walls forming planters with drainage and waterproofing, finished with vertical wooden profiles. Combined with fixed glass balustrade on hidden profiles.

Lattice screen division between the different apartment's terraces.

FINISHES

PLASTER BOARD CEILING

Plaster board suspended ceiling, supported by a steel substructure and mineral wool acoustic insulation. Includes 15cm curtain recess in all rooms and two heights false ceiling in living room with LED.

WOODEN SUSPENDED CEILING

Suspended wooden ceiling, formed by wood pieces. With openable areas to access installations. Metallic perimeter finish with recessed LED strip.

INTERNAL FLOORING

75x75cm Porcelanic tile by **Gunni & Trentino** or similar, with impact noise insulation beneath.

EXTERNAL FLOORING

75x75cm anti slip Porcelanic tile by **Gunni & Trentino** or similar, forming slopes to drain waters..

LED STRIP IN FALSE CEILING / CURTAIN RECESS

Vertical LED profile in partitions, placed in hallway, bathrooms and corridor according to design.

CARPENTRY

ENTRANCE DOOR

Main access hinged door, with white internal finish and inox handle, security lock and 3 anchors and 3 hinges.

INTERIOR DOORS

Floor to ceilings interior doors, in white finish.

WARDROBE DOORS

Hinged white doors with finger pull.

Walk-in closets without doors.

WARDROBE INSIDES

Wardrobe insides finished with wood panels. Includes hanging bar and divisions.

WINDOWS

Cortizo or similar, sliding door system with thermal bridge break.

Lacquered in textured anthracic grey.

Double glazing 4+4/12/4+4.

Double glazing 4+4/12/4+4 with U.V. protection.

Includes electric aluminium blinds in all windows.

BATHROOMS

WALL FINISH Tiling by **Gunni & Trentino** or similar porcelanic tiles.

VILLEROY & BOCH WALL HUNG TOILET or similar

ELECTRIC UNDER FLOOR HEATING IN BATHROOMS

RESIN SINKS

Secondary bathroom with one sink (80 cm) and double sink in master bathroom (170cm), white matt finish.

Countertop sink tap, **Hans Grohe** Talis S 80 or similar.

BACKLIT LED MIRROR

Backlit LED mirror, special for bathroom use.

RESIN SHOWER TRAY

White slate finish shower tray with hidden waste, flush with floor tiling.

SHOWER COLUMN HANSGROHE CROMETTA or similar .

FIXED SHOWER TEMPERED GLASS SCREEN

LOW UNIT UNDER SINK WITH WHITE LACQUERED DOORS

KITCHEN

KITCHEN FURNITURE

Low and high units by **Nolte** or similar, with 21mm white matt lacquered doors with finger pull, **Silestone** or similar, worktop and splashback as per design.

Inox steel undermount sink and tap by **Franke** or similar.

NEFF ELECTRICAL APPLIANCES

Induction hob, electric oven, microwave, 60 cm extractor hood (under high unit), integrated dishwasher, inox steel finished fridge and 7kg washing machine.

INSTALLATION

ELECTRICAL INSTALLATION

Following applicable regulations. Includes spotlights and LED strip lighting. **Schneider Electrics, New Unica** or similar switches and sockets.

DAIKIN AIR CONDITIONING SYSTEM or similar

Air conditioning installation with heat pump, internal unit inside bathroom false ceiling and grids for impulsion and return on each room. General control system on apartment entrance area.

WATER INSTALLATION

Domestic hot water production by aérothermal system with tank 180L/200L.

PLANTER WITH LOW MAINTENANCE SYSTEM

TELECOMMUNICATIONS

VIDEO INTERCOM SYSTEM

MAILBOX

located in common areas.

PARKING

PRE-INSTALLATION FOR ELECTRICAL CAR CHARGER AND FAST-CHARGING OPTIONAL

AREA FOR E-BIKES CHARGING

COMMUNAL AREAS

- 7 Lifts per floor
- Lift connecting outdoor pool to indoor
- Facilities include: Gym, indoor and outdoor pool, spa, fitness studio, gastro bar, co-working area and cinema room

QUALITIES SPECIFICATIONS | LIVING

Two heights false ceiling

Suspended wooden ceiling

U.V. protection glazing

Planter with low maintenance plants

Gunni & Trentino or similar flooring 75x75



Philips or similar LED downlight

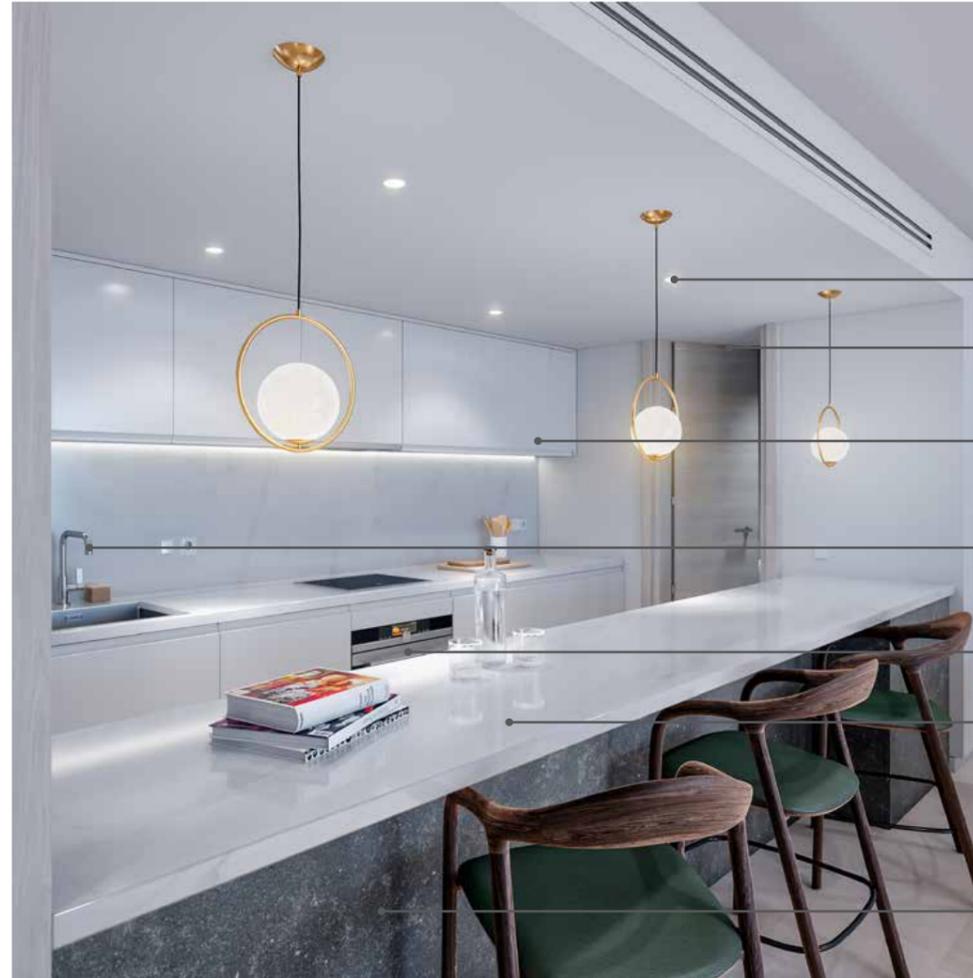
Curtain recess with LED strip lighting

Automatic blinds

Gunni & Trentino or similar anti slip external flooring 75 x 75

Cortizo or similar sliding doors with frame flush with floor

QUALITIES SPECIFICATIONS | KITCHEN



Philips or similar LED downlight

Floor to ceiling doors

Low and high units by **Nolte** or similar

 Water filtration system

Neff or similar electrical appliances

Silestone or similar worktop

Stone paneling effect

QUALITIES SPECIFICATIONS | BEDROOMS



Philips or similar LED downlight

Curtain recess with LED strip lighting

Automatic blinds

Suspended wooden ceiling

Cortizo or similar sliding doors with frame flush with floor

Gunni & Trentino or similar flooring 75x75

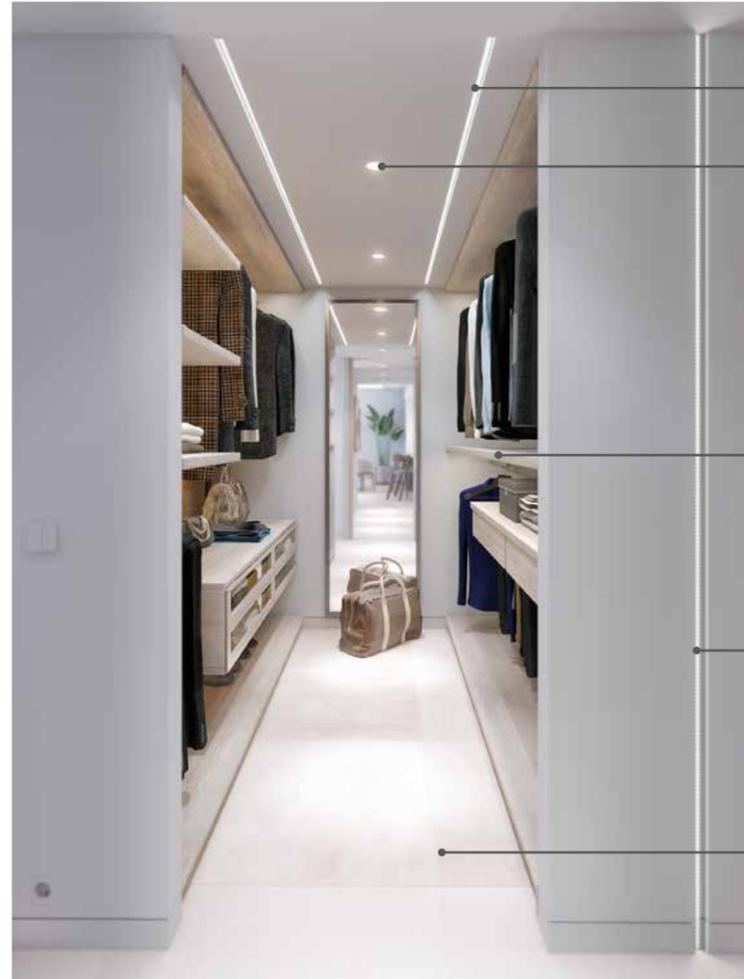
QUALITIES SPECIFICATIONS | BATHROOMS

- Philips or similar LED downlight
- Hans Grohe or similar shower column
- Vertical LED strip
- Niche in wall
- Tempered glass screen
- Suspended toilet
Villeroy & Boch or similar
- Resin shower tray flush with the floor



- Backlit LED mirror
- Gunni & Trentino or similar, wall tiling
- Double resin sink, Hans Grohe or similar tap
- Low unit under sink with white lacquered doors
- Gunni & Trentino or similar flooring 75x75
- Electric underfloor heating system

QUALITIES SPECIFICATIONS | WALK IN CLOSET



LED lighting

Philips or similar LED downlight

Wood like finish walk in closet

LED vertical

Gunki & Trentino or similar
flooring 75x75

