

The
KOS

by TOP GESTIÓN

MEMORIA DE CALIDADES

Certificates

BREEAM

A method of environmental assessment and certification for buildings.

This certification analyses various sustainability requirements for the different stages of construction, from design to execution of the works and subsequent maintenance.



Interior finish: Laminated plasterboard and finished in white plastic paint.

FLOORING AND TILING

COSENTINO

High-quality interior flooring throughout the residence, including stairs, using large-format DEKTON by COSENTINO flooring to minimize the number of joints. The high-quality skirting is also made of DEKTON by COSENTINO, matching the flooring throughout the entire residence.

Bathroom walls are covered with large-format tiling using DEKTON by COSENTINO.

SANITARY WARE AND TAPS

LAUFEN

Laufen bathroom fittings.

HANSGROHE

Hansgrohe taps.

KITCHEN

LUBE

It is delivered fully equipped and furnished with high and low cabinets from the Lube brand.

DEKTON

BOSCH

The countertop DEKTON by COSENTINO

HANSGROHE

The appliances are from the Bosch brand and include a refrigerator, microwave, oven, induction cooktop, extractor hood, and dishwasher (with a 3-year warranty). The kitchen also includes a sink equipped with a faucet from the Hansgrohe brand.

EXTERIOR CARPENTRY

KOMMERLING

PVC/aluminum enclosures in a grey color with high thermal and acoustic performance that facilitate energy savings by reducing heating and air conditioning consumption.

CORTIZO

The installation includes motorized blinds in bedrooms and motorized exterior blinds in the living room and the casetón (a small room or space).

Facilities

RADIANT FLOOR

It will be a hydraulic system throughout the house.

RENEWABLE ENERGY

TESLA

Pre-installation for photovoltaic panels.

Pre-installation for Tesla battery.

HOT/COLD AIR CONDITIONING

TOP BRANDS

Air conditioning and heating installations with aerothermal system with independent regulation control per room, made with the best international brands with the highest energy ratings on the market.

TELEVISION AND INTERNET

Installation of collective TV aerial with sockets in living room, terrace and bedrooms.



DOMOTICS

A home automation and energy efficiency management system is installed that includes: suspended particle meter, flood detection with automatic water supply cut-off, smoke detector in the kitchen, power cut warning, heating and air conditioning control, communication with the system via an app for mobile devices or phone call.

SWITCHES AND SOCKETS

SCHNEIDER

LIFTS

OTIS

SCHINDLER

Extra Features & Common Areas

AMENITIES

TECHNOGYM

Two parking spaces and a storage room per property.

Extensive green areas landscaped with Mediterranean vegetation according to the landscaping project.

Outdoor swimming pools for adults and children, as well as an infinity pool with panoramic views.

Wellness area with Spa and Gym equipped with Technogym equipment.

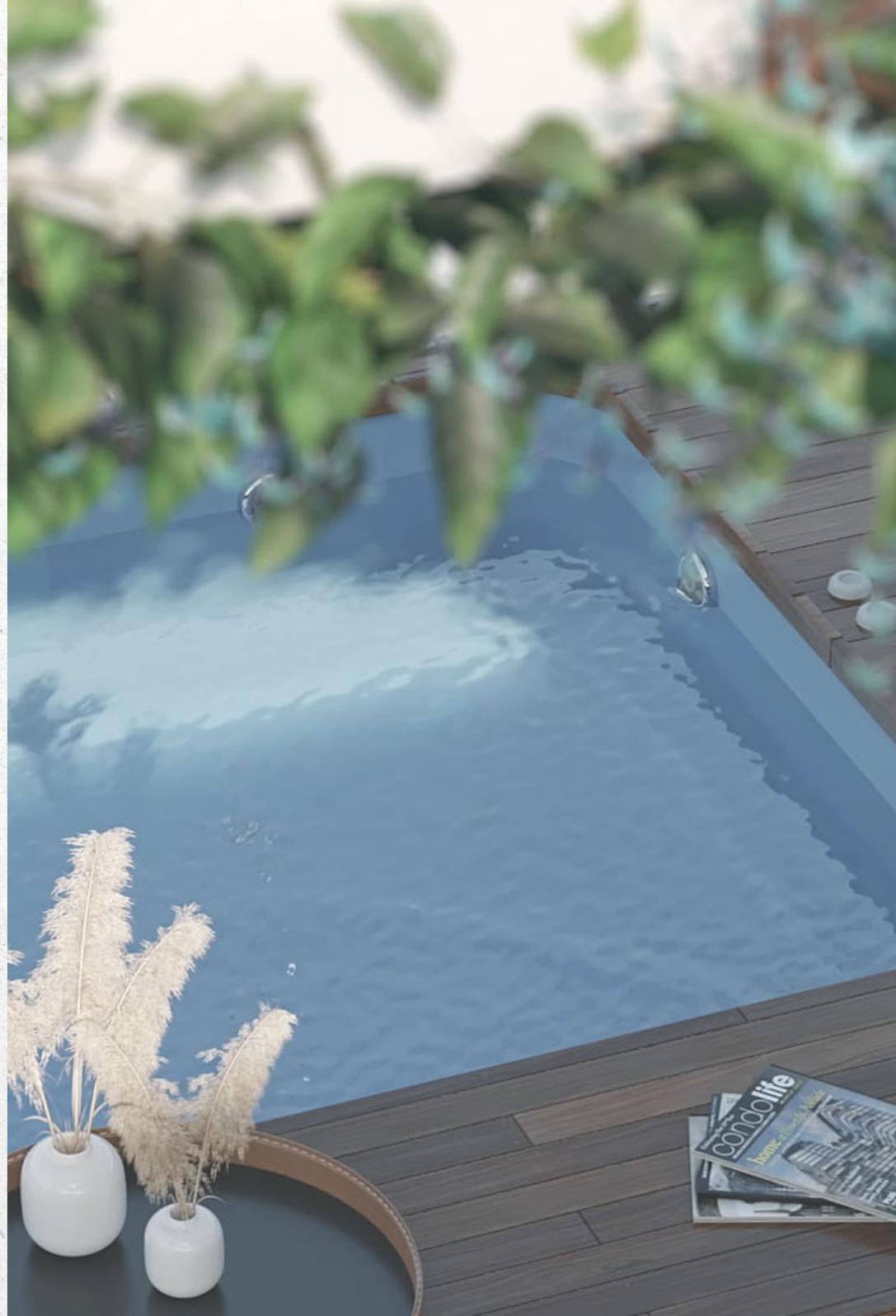
Coworking area with wifi.

WARRANTIES

In accordance with the LOE, this building has a 10-year guarantee on material damage caused by faults or defects that affect structural safety and a 3-year guarantee on material damage caused by faults or defects in the construction elements or installations that affect habitability. This liability is covered by the corresponding insurance policies.

NOTE

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