



#MEMORY OF QUALITIES





#STRUCTURE.

Made of reinforced concrete, comprising a reticular slab and pillars according to current regulations.

#EXTERIOR ENCLOSURE.

Half-brick thickness brickwork.

Drywall cladding.

External thermal-acoustic insulation with **ROCKWOOL** mineral wool.

#PARTITION WALLS.

Sound-resistant perforated brickwork.

Drywall cladding with thermal-acoustic insulation using mineral wool panels.

#INTERIOR DIVISIONS.

Drywall panels with mineral wool panels.



#TERRACE PARAPET.

Comprised of simulated planter boxes with prefabricated concrete synthetic plants in natural color.

Glass railing areas with concealed U-shaped profile and laminated safety glass protection, at a height of 1.10m from floor level as per regulations.



#FINISHES.

INTERIOR FALSE CEILING

False ceiling composed of laminated gypsum board, placed over a hidden structure of galvanized steel, with acoustic insulation using mineral wool. Includes a 15cm curtain box with LED lights in all rooms and a false ceiling at two different heights with perimeter recess in the living room.

EXTERIOR FALSE CEILING

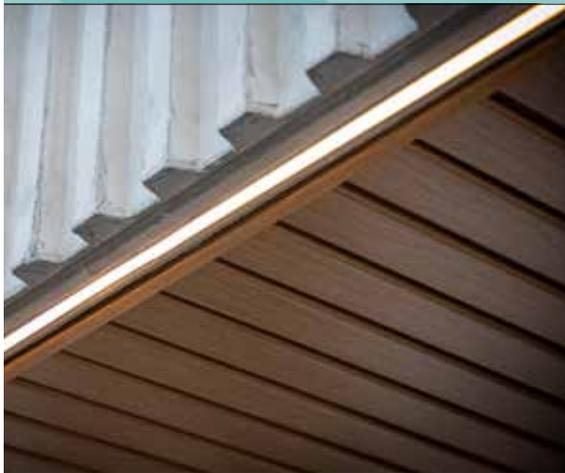
Suspended false ceiling made of aluminum profiles with wood-like finish. Contains accessible areas for installations. Finish along the perimeter with metallic trim and LED lights track.

INTERIOR FLOORING

60x60cm porcelain stoneware flooring, **VELA NATURAL** model from **PORCELANOSA**, with impact noise insulation **CHOVAIMPACT 10** beneath the flooring.

EXTERIOR FLOORING

Non-slip C3 60x60cm porcelain stoneware flooring, **VELA NATURAL** model from **PORCELANOSA**, technical flooring on pedestals to maintain floor levelness.



LED STRIP IN INTERIOR PARTITION

Profile with LED strip in interior partitions, vertically positioned at the entrance, bathrooms, and corridors as per the design. Automatic courtesy night lighting.



#CARPENTRY.

FRONT DOOR

Single-leaf swing access door, white interior finish with stainless steel handle, featuring a security lock, 3 anchoring points, and 3 hinges.

INTERIOR DOORS

Single-leaf swing passage door with upper fixed part, white finish. Hidden hinges and magnetic latch.

CLOSET DOORS

Wardrobe front composed of swing doors, finished in white with a finger pull on each leaf. Walk-in closets will not have doors.

CLOSET INTERIOR

Interior lining of built-in closet made with textile-effect panels and wood-effect in walk-in closets. Includes hanging rod and divisions.

BALCONY DOOR BY CORTIZO

Balcony door consisting of 2 leaves, with RPT (thermal break).

Textured anthracite gray lacquer.

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

Double glazing 4+4/12/4+4 with solar control.

Includes motorized aluminum blinds in bedrooms.

In the living room, motorized blackout roller blinds.*

**On the ground floor, motorized blinds in all windows.*





#BATHROOMS.

TILING

Using 30x90cm pieces, **VELA NATURAL** model from **PORCELANOSA** as per the design.

JAPANESE TOILET MODEL ACRO COMPACT I-SMART IN MAIN BATHROOM, REST OF BATHROOMS SUSPENDED TOILET MODEL ACRO COMPACT GLOSSY WHITE SUSPENDED NOKEN FROM PORCELANOSA

For reservations before October 1st, 2023, the toilet model is **ACRO COMPACT in all bathrooms, except for those units where the optional model selected is **ACRO COMPACT I-SMART**.*

ELECTRIC UNDERFLOOR HEATING IN BATHROOMS

KRION SHELL COUNTERTOP SINK MODEL ENC. ONE BLANCO FROM PORCELANOSA

Secondary bathroom with single or double sink in the main bathroom, matte white finish.

SINK FAUCET SET NOKEN CURVE MODEL FROM PORCELANOSA

Countertop-mounted.

LED BACKLIT MIRROR LITE PLUS MODEL FROM PORCELANOSA

Backlit mirror, with LED lights, suitable for bathroom installations.

SHOWER TRAY LEI BLANCO MODEL FROM NOKEN PORCELANOSA, according to bathroom dimensions.

THERMOSTATIC SHOWER COLUMN SMART CROMO MODEL FROM NOKEN PORCELANOSA

FIXED TEMPERED GLASS SIDE PANEL OR SLIDING AS PER DESIGN

VANITY UNIT WITH WHITE FINISH FROM PORCELANOSA





#KITCHEN.

KITCHEN FURNITURE

DICA upper and lower cabinets with thermosealed melamine doors, with a 45° integrated handle on the door, porcelain material countertop, and clad backsplash area. Design according to housing typology. Undermount stainless steel sink and **NOBILI** faucet with dual water outlet and water filtration system.

AEG APPLIANCE PACKAGE

Complete set of appliances including: induction cooktop on the island with integrated hood and carbon filter with island plug, electric oven and microwave in a column, integrated dishwasher and refrigerator, and washer-dryer in the utility room with drying function. Design according to housing typology in compliance with **BREEAM** standards.

#INSTALLATIONS.

ELECTRICAL INSTALLATION

Electrical installation compliant with current regulations, including recessed lighting points, LED strips, **SCHNEIDER ELECTRICS**, **NEW UNICA**, or similar power outlets and mechanisms.

PANASONIC AEROTHERMAL CLIMATE SYSTEM

Air conditioning installation with aerothermal system, indoor unit in the utility room, ducts and supply and return grilles in each room, control panel for general control in the entrance area of the house.





FLOOR HEATING SYSTEM

In the rest of the rooms as per the design.

**Not included for reservations made before October 1st, 2023, except for those units where it has been selected as an optional feature.*

BASIC SMART HOME WISER BY SCHNEIDER

Control via APP for ON/OFF of main lights in the living room, kitchen, and bedrooms, and raising/lowering of roller blinds or motorized shutters in each room.

INTELLIGENT VIDEO INTERCOM BY FERMAX

Interior home monitor with Wi-Fi connectivity for call forwarding to mobile via APP and connection for communication with the concierge.

TERRACE INSTALLATIONS

Power outlet, TV connection, and water supply.

WATER DESCALCIFIER

Water descaling and softening system at the general building entrance.

HOT AND COLD WATER SUPPLY INSTALLATION BY PANASONIC

Production of domestic hot water with an aérothermal system with a 180L/200L accumulator tank for hot water production.

TELECOMMUNICATIONS INSTALLATION

#PARKING.

PRE-INSTALLATION FOR ELECTRIC CAR CHARGER





#COMMON AREAS.

COMPLETELY CLOSED AND FENCED PERIMETER WITH DOUBLE ACCESS GATE

CONCIERGE AREA

CCTV system in entrances, elevators, and common areas.

All-in-one intelligent access control system to common areas, elevators, and amenities, with the option to expand to the entrance door of the house as an optional SALTO SYSTEM.

MAILBOXES

Includes smart mailboxes for packages located in common areas.

6 ELEVATORS PER FLOOR

ELEVATOR CONNECTING THE OUTDOOR POOL WITH AMENITIES

THE FACILITIES INCLUDE THE FOLLOWING EQUIPPED SPACES:

- OUTDOOR SALTWATER POOL FOR ADULTS AND CHILDREN.
- SPA: heated indoor pool with two waterfalls, two jets, and bubble area, cold-water pool, cold and hot Roman shower, sauna, and Turkish bath.
- GYM: treadmill, elliptical, bicycle, ergometer, pulley machine, exercise bench, weight bench, and weightlifting bench by **TECHNOGYM**.
- GASTROBAR.
- SHARED WORKSPACE (CO-WORKING).
- CINEMA ROOM.

