

FOUNDATIONS AND STRUCTURE

The foundations and basement walls have been constructed in accordance with the specifications defined in the technical project, using high-strength concrete to suitable specifications, specific cement for the aggressiveness of the land, and steel as calculated.

Reinforced slabs, walls and pillars using grid layout floor structures made from reinforced concrete in line with Spanish construction regulations.

FAÇADE

The outer enclosure will be made from brickwork, air cavity with inner insulation and cladding featuring dry partition walls with laminated plasterboards. Complies with the Technical and Acoustic Building Code DB-HE (Energy Saving) DB-HR (Sound Protection) and DB-HS (Salubrity).

The outer finish features a cement mortar rendering coated with white exterior paint.

The terrace overhangs are finished using a sheet of safety glass, over a low wall of different sizes according to the singular façade design.

ROOFING

The roofing has been designed to guarantee there are no leaks or damp, and will be completely waterproof.

The transitable roofs feature anti-slip porcelain tiling where required, and a gravel finish in the other areas.

WINDOW FRAMES AND OUTSIDE DOORS

Window and outside door frames made from lacquered aluminium with thermal bridging breaks. Turn, tilt-and-turn or sliding opening system, depending on type and technical requirements, and thermal-acoustic double glazing with air cavity window panes.

PARTITION WALLS AND INSULATION

The separation walls between homes will be by means of an industrialised system featuring a self-supporting frame with inner insulation and laminated plasterboard, separated by means of galvanised steel sheets.

The partition walls in the homes will be made by using laminated plasterboard with insulation, ensuring compliance with thermal and acoustic requirements.

The finish on non-tiled walls and ceilings will be based on smooth, plastic paint in three colour tones to be chosen within the customisation programme*.

GENERAL HOMES

The floor tiling will be large format, continuous through-body porcelain tiling, thus conferring continuity to the entire home, choosing from colour tones within the customisation programme*.

*CUSTOMISATION PROGRAMME

Clients will be able to choose the tiling and paintwork finishes from among the 4 ambience options created in our customisation programme.

The homes will feature continuous false ceilings made from laminated plasterboard, except in the rooms where access points are required.

The bedrooms may be fully darkened out using electric aluminium blinds in the same colour as the window frames.

Optional:

- Furnishing and decoration service for the entire apartment.
- Laminated floorboards inside the home.
- Basic darkening by means of motorised blinds in living room.

TERRACES

The terraces and balconies will be fitted with non-slip, through-body porcelain tiles, the same colour tone as in the rest of the home.

TV aerial points in terraces with power point socket.

Optional:

- Installation of private pool according to technical viability.
- Bio-alcohol fireplace.

INNER DOORS

Reinforced access door with security lock.

Smooth finish, lacquered inner doors with steel handles and hinges.

Modular, fitted wardrobes to match inner doors, fitted with drawers, shelf and hanging rail and interior lighting.

KITCHEN UNITS AND APPLIANCES

High quality kitchen base and wall units. Quartz countertop in a colour tone to combine with the unit doors according to the chosen ambience. Clients will be offered two different finish options to choose from in our customisation programme*.

The facing behind the countertop will be tiled in matt white tiles.

Fully equipped kitchen with top of the range appliances by Neff, or similar: induction hob, oven, microwave, extractor hood, refrigerator, dishwasher and washing machine.

Optional:

- Balthaup kitchen units or similar.

BATHROOMS

Through-body porcelain wall tiling and paintwork in a matching combination with the floor tiling in the home. Clients will be given different finish options to choose from in our customisation programme*.

Glazed, white bathroom fixtures and modern design chrome mixer taps.

Hanging toilets and cabinet in main bathrooms, thermostatic shower with rain effect shower head and non-slip shower tray featuring a single sheet shower screen.

Installation of fittings such as towel rails, mirrors, toilet roll holder.

Optional:

- Hydro-massage shower column.
- Electric towel rail.

HVAC AND HOT WATER

The entire home features an air-renewal ventilation system in compliance with the DB-HS technical code.

Individual hot water production for each home through aerothermics, highly energy efficient system.

Heating / Air Conditioning installation throughout the home. Electric under floor heating in bathrooms with shower.

Optional:

- Under floor heating throughout the home.

HOME AUTOMATION

Installation of home automation system with lighting and darkening illumination control functions in bedrooms.

Optionals:

- Extension as per specific requirements of the proprietor and technical possibilities.
- Remotely operated intelligent electronic lock.

ELECTRICITY AND TELECOMMUNICATIONS

The power and telecommunications points will be as required in the Low Voltage Electricity Regulation, with switches and sockets by leading brands.

Wiring installation with protected switches and networks separated in the main panel.

The homes will be fitted with basic LED lighting in all rooms.

TV, telephone and Internet points will be fitted in the main rooms, in accordance with technical regulations.

All homes will have a video intercom connected to the building's reception and custody service.

PLUMBING

The home will be fitted with a mains water supply shut-off valve at the entrance to the home, and independent shut-off valves in each room with water supply.

The plumbing installation includes a water supply point for each fixture in bathrooms and kitchen and for appliances.

ACCESS ZONE AND LIFTS

Main access to the complex via a single gate with security hut, parking area for bicycles and area for waste management.

Access via lifts from the parking area to all apartment floors.

PARKING, GARAGES AND STORE ROOMS

Parking for one car and store room for each apartment. Optional parking space for second vehicle according to availability.

Possibility of different size motorcycle parking, according to availability.

Each apartment block will have a quick charging point for electric vehicles.

Ventilation, CO extraction, detection and fire-fighting system in the garage.

INNER PATHWAYS AND COMPLEX ENCLOSURE

Stamped concrete pedestrian pavements in the colour chosen by the site management.

Soft paving in children's play area.

Perimeter enclosure for enhanced privacy and security at the complex, as per the Site Management and applicable municipal regulations.

GARDENS

Inner development with modern and contemporary Mediterranean gardens, with herb, citrus and palm species and others suitable for the environment. Automatic irrigation system and outdoor lighting.

SWIMMING POOLS AND POOL BAR

On the rooftop terrace with gastro-bar next to panoramic swimming pool heated through hot water production and featuring excellent views over the sea, water treatment with saline chlorination. Underwater lighting, shower and toilets.

On the ground floor, solarium and swimming pool with gradually sloping entrance, saline chlorination and children's pool.

SPA ZONE

Indoor relaxation area fitted with sauna, water jets and hydro-massage. Changing rooms with showers and toilets.

FITNESS AND SOCIAL CLUB

Equipped gym featuring sports equipment, sound system and television.

The residential complex will have two outdoor paddle tennis courts.

Multi-purpose communal hall on the ground floor of the complex.

CHILDREN'S PLAY AREA

Children's play area with soft flooring, different activities according to age, and rest area.