



arrecife

■ FOUNDATIONS AND STRUCTURE

The structure of the buildings rests on a foundation of reinforced concrete, according to project calculations and the Building Technical Code (CTE). Structure with pillars, beams and reinforced concrete waffle slab.

■ FACADE AND EXTERIOR CARPENTRY

For the cladding of the facade we opted for painted exterior plastering. This system will be supported by a 6inch-thick layer of perforated brick. In keeping with our goal of providing the highest standard of thermal and acoustic insulation in the houses, we opted for exterior carpentry of lacquered aluminum with thermalbreak (TB), with sliding and tilt & turn window, depending on rooms and needs. The shading of carpentry in the bedrooms will be through aluminum shutter blinds with thermal insulation and motorized function for the master bedroom. Thanks to the double-pane windows and dry air chamber you can enjoy the perfect temperature all year round.

■ CONSTRUCTION & INSULATION

In order to guarantee the perfect thermal and acoustic insulation between houses, we've put up a mixed system of brick and laminated plasterboard cladding partitions on each side. To the composition we add, on both sides, a panel of high-performance rock wool to ensure privacy and intimacy in every house. The outside facade will be done in 6inch-thick perforated brick with laminated plasterboard cladding.

■ ROOFING

The houses' terraces will be finished with waterproofing and protective-layering on welded non-slip ceramic tile finish. The deck corresponding to the lower step of each of the blocks will be finished with artificial turf, while the deck of the upper step will be finished with a layer of white pebbles.

■ CLADDING & FLOORING

All rooms in the house will have laminated plasterboard false ceilings, except for the bathroom which, in account of housing the air conditioning system, will have a drop ceiling instead. The flooring on the houses will be porcelain tile with a baseboard between the wall covering and the pavement, that can come in white or match the wooden furniture. For the ceramic cladding in the bathrooms you can choose between an array of first rate porcelain tile and white paste and modern design. The house paint will be smooth plastic.

■ INDOOR CARPENTRY

The house has an elegant ironclad door with safety lock and a polished chrome handle. The design of the inside doors is highlighted with horizontal fluting with a white finish and polished chrome handles. As for the closets, we have provided module-type structures in white to match the doors, which can be sliding or tilt and turn, depending on the room. The bedroom closets have a white textile lining with hanging bar and a shelf for clothes.

■ TOILETS & FAUCETS

The master bathroom will have a washbasin, under which there will be a chest of two drawers. The secondary bathroom will have a suspended washbasin with a chromed siphon. The toilets will be suspended with a wall-mount tank, flat shower plate with a fixed safety glass screen. The shower faucets in the master bathroom will have thermostat mixer with an adjustable shower head and rain mode. The faucets are Hansgrohe. A four-person spa with aromatherapy system and an underwater cormo-therapy pool will be installed in the penthouse flats.

■ PLUMBING & SANITATION

The inside water system is distributed along high-tech pipes of reticulated polyethylene, with high resistance to high temperatures and abrasions; and a system of sanitation through acoustic-attenuation piping.

■ AIR CONDITIONING, HOT WATER AND HEATING

For greater efficiency in your home, we've envisioned a modern system for air conditioning and heating distributed through return ducts for the living room and bedrooms. The temperature is controlled by a thermostat in the master bedroom. The hot water system works through an innovative system of aerothermal heating, which reduces energy consumption for significant savings to your electric bill. The master bathroom will be installed with a radiant-floors heating system which provides a soft heat which ensures an instant and optimal sensation of well-being.

■ ELECTRICITY AND TELECOMMUNICATIONS

The houses are equipped with first-rate communications systems, in quality and design; they come in white. In the corridor, in the sleeping area, a recessed LED strip will be installed in the ceiling as lighting. The terraces are also provided with electric outlets and installations of LED wall lamps. For greater comfort, the houses have TV, FM and phone outlets in every room, except the bathrooms. The main terrace also has a TV outlet.

■ KITCHENS

We suggest a very attractive and modern design for kitchens, which will be fully-equipped with furniture both high and low, with great storing capacity and stylish countertops and kitchen fronts in compact quartz, for enhanced functionality, comfort and elegance of the room. The appliances include kitchen hood, glass-ceramic hob as well as electric oven, microwave, dishwasher, washing machine and kitchen sink.

■ ELEVATORS

Each block has an electric lift with stops on all floors, and direct communication with the access and the garage floor and storage rooms, being suitable for use by people with reduced mobility. The interior and exterior doors are automatic, stainless steel in the cabin.

■ PARKING GARAGE

For greater comfort and safety, parking garages will be accessed either from the exterior, through automatic doors with smart-access-control or from the building elevator via the building vestibule, granting access to the garage and the storage rooms. For the parking garage, we've envisioned a reinforced concrete partition wall with impermeable-coating and a light system with high efficiency LED lights. The garage's pavement will be in-situ polished concrete. The storage rooms corresponding to each household are located on the garage floor. The garage has a pre-installed facility for recharging electric cars.

■ COMPLEX

The residential complex will have two green areas and two outdoor pools equipped with night lights, for communal use. The complex will provide different collective spaces for residents to enjoy, including: Gourmet Room- Coworking, a relaxation room with swimming pool, a gym, zen lounge, reading room, cardiac-protected area and public restrooms. There will be a kid's park for the young ones as well as a fitness park. The complex has been equipped with smart mailboxes that allow residents to safely receive and deliver packages all day long. The entirety of the complex has walking paths with deactivated concrete interiors and adapted for disabilities, to ensure efficient communication within the complex. For more privacy within the complex, a fenced perimeter will exist which will include a security guard post to guarantee access control through video intercom and CCTV system. The complex will have a strategically installed lighting system with low-consumption LED technology for power efficiency. Each building will also have a motion sensor light system, for the comfort of all.

■ CUSTOMIZE YOUR HOME

We offer our customers- within the established time frames- the possibility to take part in the personalisation of their dream home. Our sales team will work for and with its customers towards one common goal: making their wishes come true.

■ ADVANCE PAYMENTS GUARANTEE

We kindly remind our customers that all the amounts paid on account as well as the interests will be guaranteed by a first-rate banking entity. The content of this brochure may be subject to variations due to requirements of the administrative and/or technical departments.

*All homes can be adapted to customers with special needs.

* In case of content disparity, the valid technical specifications will be the ones compiled in the Spanish version