FOUNDATION AND STRUCTURE

Foundation according to geotechnical study.

Structure calculated according to CTE "structural security". Reinforced concrete structure in foundations, walls, beams, slabs and pillars.

Analysis, supervision and control by independent technical Control Agency (OCT).

FAÇADE

Facade composed of the combination of ceramic lacquered elements and continuous coating type "monolayer" on a brick factory with thermal insulation according to CTE and laminated plasterboard board-plasterboard with insulation.

Balustrades of terraces formed by the combination of blind elements and safety glass.

COVER

Non-passable flat roof with gravel finish, double waterproofing bituminous layer and thermal insulation, according to CTE.

Thermally insulated passable flat roof and waterproofed in Attic terraces finished with anti-skid exterior stoneware to be defined by the DF.

PARTITION AND INSULATION

Interior partition with Board system laminated plasterboard, with double plate and insulation according to CTE, except bathrooms and kitchens where a simple plate is going to be coated with a ceramic plaque on the side of the humid room.

Acoustic insulation against impacts in forgings of Vivideras zones. Thermal and acoustic insulation in compliance with current regulations.

Thermal insulation in terrace floors and housing floors that coincide with non-heated premises according to CTE.

EXTERIOR CARPENTRY

Exterior windows and doors with lacquered aluminum profiles, with an adjustable ventilation system according to CTE and thermal break (RPT) reducing energy losses and helping to improve thermal insulation.

Double glazing type Climalit with dehydrated air chamber with aluminum separator profile and perimeter sealing.

Opening and closing windows using a tilt system and sliding or folding doors according to the project.

Roller shutters in lacquered aluminum with injected insulation, equipped with motorized shutters in the master bedroom and living-dining room.

INTERIOR CARPENTRY

Entrance door to armored housing with safety lock 3 points, stainless steel handle, wide-angle peephole, external face to be defined by the DF and white on the interior face to match the interior doors.

Interior doors of passage with a solid core and lacquered in white.

Chromed handles and fittings.

Built-in cupboards BLOCK-type, with folding leaves, unless indicated otherwise, finished in white with the doors of passage, I finish interior in melamine simile textile and endowed of interior distribution with bucket trunk, bar of hanging and a Chest of drawers per bedroom.

ELEVATORS

The building has low-power lifts. Indoor presence Detector to optimize electrical consumption.

Stop in floors and direct descent to garage plants through a selective maneuver of descent with restricted access.

Interior finish with pavement similar to that of the portal, using noble materials and high quality. Cabin and plant doors in stainless steel.

FLOORING

General flooring of the house in porcelain stoneware. Plinth of the same material.

COATINGS AND SUSPENDED CEILINGS

Wet rooms with tiled ceiling with first quality stoneware tiles. Suspended ceiling in wet rooms and hallways and in the rest of the house. Registration access for the possible installation and maintenance of air conditioning machinery in a secondary bathroom.

Smooth plastic paint washable in a light color on walls and roofs of homes. Washable smooth plastic paint on walls and roofs of floor and roof of the portal. Smooth plastic painting in areas of stairs and smooth temple in storage rooms and garage.

FURNITURE AND FACILITIES IN KITCHEN

High-capacity furniture of water-repellent interiors and concealed handle, high ceilings with ceiling closure and low furniture of the same material with plinth to the floor, doors in high gloss white finish, with drawers with brake. Countertop type COMPAC or similar and stainless steel sink.

Equipped with induction hob, multi-function oven, built-in microwave and decorative stainless steel hood with exterior extraction. Chrome single handle taps HANSGROHE or similar.

PLUMBING AND BATHROOMS INSTALLATION

Cold and hot water installations, according to regulations. Soundproofed downspouts and drains in PVC pipe. Sanitary ware brand ROCA or similar in white, with double flushing system in toilets. Chrome single handle taps HANSGROHE brand or similar in bathroom and toilet with built-in aerators, reducing water consumption. In the bathtub and shower, the faucet is thermostatic.

Double washbasin in the main bathroom "Solid Mineral" type on top with white lacquered cabinet in technically possible cases. In sub-bathroom, integrated "Mineral Solid" type washbasin on white lacquered furniture.

"Mineral Solid" type shower trays and bathtubs in white ROCK or similar.

Water outlets on the Main terrace.

Bi-thermal water inlet for hot and cold water, as well as dishwasher drain in kitchen and washing machine.

Mirror backlit in both bathrooms.

INSTALLATION OF HEATING AND ACS

Installation of heating by radiant floor and air conditioning ducts by aerotermia system. The system provides considerable energy savings compared to the heat pump due to its high performance. The production of ACS is also done by aerotermia through an accumulator. Towel radiators in bathrooms.

ELECTRICITY INSTALLATIONS AND TELECOMMUNICATIONS

Electrical mechanisms of first quality, brand B-TICINO or similar. Video door phone brand Tegui or similar. Electrical installation according to existing regulations.

Regulation of lighting in the living room and master bedroom.

Fiber optic in telecommunications system, with RJ45 type sockets in bedrooms, living room and kitchen, making possible the connection to the internet in these rooms. TV and Telephone outlets in all bedrooms, living room and kitchen.

TV socket on terraces.

ACTIVE AND PASSIVE SECURITY MEASURES

Urbanization closed perimeter. Control of access to the urbanization.

PORTALS, STAIRS, URBANIZATION AND GARDENS

Portal and common areas of dwellings interiorly decorated with porcelain material or any noble material to be chosen by the Facultative Direction. LED lighting with automatic ignition with presence sensors in common areas and portal.

Provision of a multifunctional room with gym, kitchen, children's area. Pool for community use with a gastro bar. Very large recreation-free areas with design garden and children's playground.

Access to all common facilities (urbanization, portal, gym and social premises) employing a single key trained.

BASEMENT PLANTS. GARAGES

Access to direct garage from residential plants through selective lowering maneuver with restricted access. Signaling of the circulation of vehicles on the pavement. Automatic entrance/exit gate of the garage with opening by remote control and cylinder in the latch with a master key. The entrance of vehicles to an automatic garage floor will be equipped with a detection, fire protection and ventilation system according to regulations.

Pre-installation of electric car charging socket according to regulations.

POSSIBILITIES OF EXTRAS

For this development, a list with different customization options will be offered with their prices during the commercialization phase and before the signing of the private purchase contract.

ENERGY EFFICIENCY

1.- Covers

The roofs of buildings are areas subject to heavy energy losses in winter and very exposed to solar radiation in summer. Through the roofs, 30% of the total energy losses are given in the case of non-isolated dwellings, so good isolation of these is a priority

2.- Exterior carpentry

There is aluminum carpentry with a thermal bridge break that reduces the energy losses and helps improve the acoustic insulation.

3.- Thermal bridges

Thermal insulation is available in all critical elements of the enclosures and a construction element so that the heat transmission produced in these elements is eliminated, thus eliminating thermal bridges.

4.- Glazing

The glazing is done with a glass with an air chamber and butyral to enhance solar control and thermal insulation. A more homogeneous temperature is achieved inside the house, less energy expenditure and more savings, because the use of air conditioning in the interior of the house is considerably reduced.

5.- Heating.

There is an individualized aerotermia system that improves the thermal performance of the system, with the resulting energy savings. The aerotermia is a high-performance system that uses the heat of the outside air to heat or cool the interior of the house. This system reduces electrical consumption up to three times compared to traditional systems.

6.- Bithermal tap in household appliances.

The washing machine and dishwasher intakes have cold water and hot water inlet, which increases the performance of the solar panels (if any) and reduces the consumption of electricity by not having to heat the water. The incorporation of thermal appliances is thus possible.

8.- Water-saving.

All the toilets have a double discharge system to save water. The faucet has an aerator system incorporated as a measure of water saving.

9.- Microventilation system.

The adjustable ventilation system in the exterior carpentry allows deciding to keep in the open or closed position to avoid thermal losses.