



## STRUCTURE

- Building with anti-seismic reinforced concrete structure, with slabs in accordance with National and European regulations in force. Stair and lifts wells made from reinforced concrete, providing increased rigidity to the core of the building.

## FAÇADE

- Building façade coated with thermal insulation with expanded polystyrene aggregates – EPS, ISODUR type, offering excellent thermal behaviour.
- Façade finished in white and grey, combined with ceramic coating.

## ALUMINIUM WINDOW FRAMES

- Thermo-lacquered aluminium exterior window frames with a grey thermal cut. Double-glazed windows, with air gap.
- Electric shutter with aluminium blades.

## WALLS AND INSULATION

- Apartments divided by double ceramic brick walls with rockwool insulation.
- Apartment interior walls in ceramic brick.

## FLOORS

- Laminated floors with AC4-class resistance and white-lacquered MDF skirting boards in the entrance hall, living room, bedrooms, corridors, and communal bathroom.
- Kitchen floor with MARGRÉS (or similar brand) rectified ceramic tiles.
- Remaining bathrooms with MARGRÉS (or similar brand) rectified ceramic tiles.
- Balconies in MARGRÉS (or similar brand) mock-wood ceramic tiles.

## INTERIOR WALLS

- Walls plastered and coated in white matt paint in the entrance hall, living room and bedrooms.

- Walls finished in smooth white matt paint combined with ceramic tiles from MARGRÉS (or similar brand) in the communal bathroom.
- Walls lined in ceramic tiles from MARGRÉS (or similar brand) in the remaining bathrooms.
- Kitchen walls with smooth finish in white matt paint. Compact quartz stone worktop between the kitchen furniture.

## CEILINGS

- Corridor ceilings in acoustically insulated plasterboard coated in white with smooth matt paint.
- Kitchen and communal bathroom ceilings in insulated water-repellent plasterboard, coated in white with smooth matt paint.
- Living room and bedrooms plastered and finished with smooth white matt paint.

## INTERIOR CARPENTRY

- Plain entrance security door, white lacquered on both sides, with a stainless-steel handle.
- Plain inside doors, coated in white and with stainless-steel ironmongery.
- Bespoke full height wardrobes, with white-painted doors and stainless-steel ironmongery, fitted internally with rail and shelves. White melamine coated insides.

## KITCHEN FURNITURE AND APPLIANCES

- Bespoke-designed fitted kitchen incorporating handleless soft-closing doors and draws throughout, with compact quartz stone surface.
- SMEG (or equivalent brand) stainless-steel sink tank, extensible mixer tap.
- SMEG appliances. In the 1- to 3-bedroom apartments include:
  - Multispeed extractor fan
  - Induction hob
  - Multi-function oven



- Microwave oven
- Built-in fridge with integrated freezer
- Built-in dishwasher
- Built-in washer-dryer
- 4 and 5-bedroom apartments, with “American” style fridge or side-by-side fridge and freezer, with separate clothes washer and dryer.

#### BATHROOMS AND TAPS

- ROCA (or similar brand) hanging washbasins.
- Hidden flushing system. Toilet and bidet in ROCA (or similar brand) white porcelain.
- Bathtub and shower trays in white acrylic sheet from ROCA (or similar brand).
- Chrome mixer tap from ROCA (or similar brand).
- All bathrooms equipped with mirrors and tempered glass partitions.

#### AIR-CONDITIONING SYSTEM

- High energy-efficient multi-split inverter system, with outdoor and wall-mounted indoor units.

#### ENERGY CLASS A

- All apartments with energy class A, due to high efficient air-conditioning and water heating energy consumption.
- High thermal insulation in façades, roofing and communal area. Window frame and pane high-quality standards, high-performance heating/cooling systems, individual ventilation system and solar panels for water heating.

#### ELECTRICITY AND TELECOMMUNICATIONS

- White, high-quality contemporary design electrical equipment.
- Atrium and circulation zone with high-efficiency and low-maintenance LED lighting.
- TV Internet and telephone in all living areas.
- Front door video camera with colour monitor for access control.

#### COMMON AREAS

- The project has gym (in blocks A, B and C), indoor pool (only in block C) and common living room, with toilet, disabled parking and bicycle racks.

#### LIFTS

- Electric, highly energy-efficient, with automatic doors lifts accessible for disabled persons, high-speed (1.6 m/s) and with capacity for 630kg, 8 people.

#### PARKING AND STORAGE ROOMS

- Automatic garage door with vertical-movement remote control, filled with expanded polyurethane, internally reinforced, white-lacquered inside and out.
- Storage rooms with white-lacquered metal doors and polystyrene core.

#### MAIN ENTRANCE

- Spacious entrance halls, featuring a combination of materials and details that convey image of sophistication and style.

NOTE: The materials and equipment described are only a part of those planned and they may be changed during the works due to technical or legal reasons. In this case, they will always be replaced by others of the same or higher quality.