



## SPECIFICATION MAP

### STRUCTURE

- The building has an anti-seismic reinforced concrete structure, with solid slabs, sized in accordance with the national and European regulations in force. The structure of the stairwells and lifts is made from reinforced concrete, giving the core of the building more strength and rigidity.

### FAÇADE

- The building's façade is coated with plaster and insulated from the outside with thermal insulating panels, for optimum thermal performance.
- The façade is finished in white and grey, combined with ceramic coating.

### ALUMINIUM WINDOW FRAMES

- The exterior window frames are in thermo-lacquered aluminium with a grey thermal cut. The windows will be double-glazed, with an air gap, making the apartments extremely comfortable in terms of temperature and noise level.

### WALLS AND INSULATION

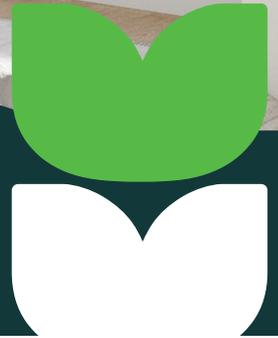
- The apartments are divided by double ceramic brick walls, with insulation.
- The inner walls between the different areas of each apartment will be built in ceramic brick.
- These materials enhance acoustic comfort within the apartments.

### FLOORS

- For thermal and acoustic comfort, in the entrance hall, living room, bedrooms, corridors, and guest bathroom, the flooring is in high durability, anti-allergenic, water-resistant, ecofriendly vinyl, with white-lacquered MDF skirting boards.
- The kitchen floor will be lined with rectified ceramic tiles, from MARGRÉS or a similar brand.
- All other sanitary facilities will also be lined with rectified ceramic tiles, from MARGRÉS or a similar brand.
- The balconies will be lined in mock-wood ceramic tiles, from MARGRÉS or a similar brand.

### INTERIOR WALLS

- In the entrance hall, living room and bedrooms, the walls will be plastered and coated in white plastic paint.
- In the communal bathroom the walls will be finished in smooth white plastic paint, combined with ceramic tiles from MARGRÉS or a similar brand.
- In the other sanitary facilities, the walls will be lined in ceramic tiles, from MARGRÉS or a similar brand.
- The kitchen walls will have a smooth finish, in white plastic paint. The space between the furniture will be finished in the same compact quartz used for the countertop.



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### CEILING

- The corridor ceilings will be plasterboard coated in white with a smooth plastic paint.
- The kitchen and communal bathroom ceilings, being particularly humid zones, will be made in insulated water-repellent plasterboard, coated in white with a smooth plastic paint.
- The living room and bedrooms will be plastered and finished with a smooth white plastic paint.

### INTERIOR CARPENTRY

- The entrance door of the apartment will be a security door, plain, white lacquered on both sides, with a stainless-steel handle.
- The inside doors will be plain, coated in white and with stainless steel fittings.
- The wardrobes will be built-in, modular, with white-painted doors and stainless-steel fittings. The insides will be coated in melamine. There will be a rail for hangers and additional drawers in the bedrooms.

### BATHROOMWARE AND TAPS

- The bathrooms will have hanging washbasins of ROCA or similar brand.
- The flushing system is hidden. The toilet and bidet are in white porcelain from ROCA or similar brand.
- The bathtub and shower trays are in white acrylic sheet from ROCA or similar brand.
- All taps are chrome single-lever from GROHE or similar brand.
- All bathrooms will be equipped with mirrors and tempered glass partitions.

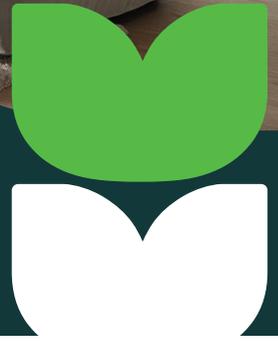
### KITCHEN FURNITURE AND APPLIANCES

- The kitchen will be equipped with roomy lower and upper cabinets, a compact quartz countertop, a stainless-steel sink tank from SMEG or equivalent brand, and mixer tap with an extendible faucet.
- Appliances are from SMEG, and include, in the 1- to 3-bedroom apartments:
  - Cooker hood
  - Induction cooktop
  - Multi-function oven
  - Microwave oven
  - Built-in fridge with integrated freezer
  - Built-in dishwasher
  - Built-in clothes washer-dryer
- 4-bedroom apartments will have side-by-side fridge and freezer, and separate clothes washer and dryer.

### AIR-CONDITIONING SYSTEM

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





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### A ENERGY CLASS

- All the apartments are A energy class, making the building highly efficient in terms of air-conditioning and water heating energy consumption.
- This classification is achieved through the high level of insulation of the façades, roofing and communal areas, the high technical and quality standards of window frames and panes, high-performance heating/cooling systems, individual ventilation system and solar panels for water heating.

### ELECTRICITY AND TELECOMMUNICATIONS

- The electrical equipment is white, high-quality and simple in design.
- The floor atrium and circulation zones have high-efficiency and low-maintenance LED lighting.
- All the living areas have TV sockets, Internet and telephone.
- Front door video camera with colour monitor for access control.

### COMMON AREAS

- The building has a gym and a common living room, with toilet, disabled parking and bicycle racks.

### LIFTS

- The lifts are electric, highly energy-efficient, with automatic doors, suitable for disabled persons, high-speed (1.6 m/s) and have the capacity for 630kg or 8 people.

### GARAGES

- Automatic garage door with vertical-movement remote control, filled with expanded polyurethane, internally reinforced, lacquered inside and out.

### MAIN ENTRANCE

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

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

