

TECHNICAL SPECIFICATIONS

BUILDING

THE BUILDING

- Designer façade and spacious terraces with railings.
- Architecture that allows plenty of light to filter in from outside through large openings, and a layout with spacious rooms that separate the daytime area from the nighttime area.
- Lobby with a patio that integrates vegetation to create an exclusive space consistent with the design of the building.
- Energy-efficient engineering for each of the spaces in the building, successfully optimising consumption across all utilities and areas of the building (the systems in place promote energy savings in the common areas and residences).

SERVICES

- Project designed from the outset to offer a high quality of life in all the spaces within the building, improving daily life for all residents.
- Communal outdoor space designed for residents to enjoy the fresh air, with a pool and large sun terrace.
- Unique lobby designed to provide access to an exclusive patio.
- Residential units with parking and storage rooms.

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Any items not described in the specifications will be carried out in accordance with the criteria set by the Project Management Team. These specifications outline the general characteristics and finishes of the residences, without describing specific details and/or exceptions. Please request the sales plan for full details.

TECHNICAL SPECIFICATIONS

RESIDENCES

COMPLEX

- Communal area with gardens, a sun terrace and an outdoor pool.
- 2-storey car park with parking spaces and storage rooms.

FOUNDATIONS AND STRUCTURE

- Foundations comprised of reinforced concrete slabs and reinforced concrete foundation beams.
- Vertical load-bearing structure comprised of reinforced concrete columns, steel columns and reinforced concrete walls.
- A horizontal load-bearing structure consisting of truss-type floor slabs.

FAÇADES

- Facade in accordance with the project design, featuring aluminium external joinery.
- Glass balustrades using the Q-railing system, and metal balustrades in certain areas.

ROOFS

- Flat roofs with waterproofing, thermal insulation, separator membranes, a levelling layer and a tiled finish, depending on the area.

EXTERNAL WINDOW SYSTEMS

- Lacquered aluminium frames with thermal breaks.
- Aluminium louvred shutters (Mallorcan style) on selected façades.
- Outdoor CLIMALIT style windows with double-glazing and an air cavity, to provide acoustic and thermal insulation.

INTERNAL DOOR SYSTEMS

- Front door to unit with a security lock.
- Interior hinged and/or sliding doors, depending on the layout, finished in white lacquer with stainless steel handles, hinges and latches.

RESIDENTIAL UNITS

- Spacious residential units with a contemporary design and large terraces, giving each property its own outdoor area.
- Internal partitions in residences constructed using double-sided laminated plasterboard panels with thermal and acoustic insulation in the inner cavity. Water-repellent laminated plasterboard panels will be used in the bathrooms and kitchens.
- Partitions between residences consisting of double-layer laminated plasterboard cladding with thermal and acoustic insulation on both sides and a service cavity in the middle.
- Suspended ceilings with laminated plasterboard.
- Porcelain indoor flooring or similar.
- Skirting board.
- Smooth matt paint on the walls and ceilings throughout the residence, except for the walls in certain wet rooms, which will be tiled.
- Outdoor metal window systems with double-glazing, to ensure optimum acoustic and thermal insulation.
- Air conditioning and domestic hot water systems that use geothermal energy.
- Decorative mechanisms and switches.

KITCHENS

- Porcelain stoneware flooring or similar.
- Kitchens with wall and base units, fitted to specification with an island, including a bespoke design, fittings and internal shelving.
- Worktop with sink and single-lever tap.
- Electrical appliances: induction hob, extractor hood and electric oven.
- LED with a matt white finish, recessed into a suspended ceiling or similar.

LAUNDRY ROOM

- Porcelain stoneware flooring or similar.
- LED with a matt white finish, recessed into a suspended ceiling.

SUITES

- Spacious suites with a cutting-edge design comprising a bedroom, dressing room, and bathroom with vanity unit and washbasin, depending on the design.
- Walk-in wardrobe with compartments and a lined interior.

MAIN BATHROOM

- Porcelain flooring or similar.
- Certain walls with porcelain tiling, or similar, and the other walls painted with a smooth matt finish.
- Bathroom furniture.
- Porcelain countertop or similar with one or two washbasins, depending on the layout.
- Designer tapware: taps on washbasins and shower fittings with hand shower.
- Shower tray.
- Wall-hung toilet and cistern with a push-button flush.
- LED with a matt white finish, recessed into a suspended ceiling or similar.

SECOND BATHROOM

- Porcelain flooring or similar.
- Certain walls with porcelain tiling, or similar, and the other walls painted with a smooth matt finish.
- Designer tapware.
- Bathtub or shower tray, depending on the layout of the bathroom.
- Wall-hung toilet and cistern with a push-button flush.
- LED with a matt white finish, recessed into a suspended ceiling or similar.

HEATING AND HOT WATER

- Individual air-sourced heat pump system for each residence, to provide domestic hot water and heating through heated flooring.
- The internal systems are installed in the suspended ceiling, while the external systems are on the communal roof.

AIR CONDITIONING AND VENTILATION

- Individual air-sourced heat pump system for each residence, to provide cool air during the summer.
- The internal systems are installed in the suspended ceiling, while the external systems are on the communal roof.
- Mechanical ventilation in residences in accordance with Spanish building code (CTE) regulations.

ELECTRICITY AND TELECOMMUNICATIONS

- All electrical systems in the residences will be concealed, using corrugated conduits and copper cables, and will be protected by automatic circuit breakers (MCBs and RCDs) located in the main distribution board.
- Mechanisms with a contemporary design.
- Automatic video intercom connected to the main entrance leading into the lobby.
- The telecommunications system meets all the requirements of current regulations and can be connected to any cable operator servicing the local area.

MISCELLANEOUS

- Lift in the lobby providing access to the residences and the basement containing the car park and storage rooms.
- Motorised metal door to the car park, operated by remote control.

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PENTHOUSES

COMPLEX

- Communal area with gardens, a sun terrace and an outdoor pool.
- 2-storey car park with parking spaces and storage rooms.

FOUNDATIONS AND STRUCTURE

- Foundations comprised of reinforced concrete slabs and reinforced concrete foundation beams.
- Vertical load-bearing structure comprised of reinforced concrete columns, steel columns and reinforced concrete walls.
- Horizontal structure comprised of solid reinforced concrete slabs and grid-type floor structures.

FAÇADES

- Facade in accordance with the project design, featuring aluminium external joinery.
- Glass balustrades using the Q-railing system, and metal balustrades in certain areas.

ROOFS

- Flat roofs with waterproofing, thermal insulation, separator membranes, a levelling layer and a tiled finish, depending on the area.

EXTERNAL WINDOW SYSTEMS

- Lacquered aluminium frames with thermal breaks.
- Aluminium louvred shutters (Mallorcan style) on selected façades.
- Outdoor CLIMALIT style windows with double-glazing and an air cavity, to provide acoustic and thermal insulation.

INTERNAL DOOR SYSTEMS

- Front door to unit with a security lock.
- Interior hinged and/or sliding doors, depending on the layout, finished in white lacquer with stainless steel handles, hinges and latches.

RESIDENTIAL UNITS

- Spacious residential units with a contemporary design and large terraces, giving each property its own outdoor area.
- Internal partitions in residences constructed using double-sided laminated plasterboard panels with thermal and acoustic insulation in the inner cavity. Water-repellent laminated plasterboard panels will be used in the bathrooms and kitchens.
- Partitions between residences consisting of double-layer laminated plasterboard cladding with thermal and acoustic insulation on both sides and a service cavity in the middle.
- Suspended ceilings with laminated plasterboard.
- Porcelain indoor flooring or similar.
- Skirting board.
- Smooth matt paint on the walls and ceilings throughout the residence, except for the walls in certain wet rooms, which will be tiled.
- Outdoor metal window systems with double-glazing, to ensure optimum acoustic and thermal insulation.
- Air conditioning and domestic hot water systems that use geothermal energy.
- Decorative mechanisms and switches.

KITCHENS

- Porcelain stoneware flooring or similar.
- Kitchens with wall and base units, fitted to specification with an island, including a bespoke design, fittings and internal shelving.
- Worktop with sink and single-lever tap.
- Electrical appliances: induction hob, extractor hood and electric oven.
- LED with a matt white finish, recessed into a suspended ceiling or similar.

LAUNDRY ROOM

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HEATING AND HOT WATER

- Individual air-sourced heat pump system for each residence, to provide domestic hot water and heating through heated flooring.
- Airzone system or similar.
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AIR CONDITIONING AND VENTILATION

- Individual air-sourced heat pump system for each residence, to provide cool air during the summer.
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- Mechanical ventilation in residences in accordance with Spanish building code (CTE) regulations.

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