

MATERIALS,
FINISHINGS
&
TECHNICAL
SPECIFICATIONS

We have acquired the commitment to certify our building with the BREEAM[®] (Building Research Establishment's Environmental Assessment Method) certificate. The private and voluntary certificate evaluates impact in 10 categories (Management, Health and Wellness, Energy, Transport Water, Materials, Waste, Ecological use of the land, Pollution, Innovation) which grants a final score that serves as a reference, together with the Technical Manual, for a more sustainable construction in the design phase and in the execution and maintenance phase. We promote a more sustainable construction that impact economic, environmental, and social benefits for all people linked to the life of the building..



SAVING

A construction with a BREEAM certificate, supposes important economic benefits for its users (less water consumption up to 40%, energy consumption between 50-70%, reduction of operating costs and maintenance between 7- 8 %) and for its owners (the property value increases by 3% and the property occupancy increases by 3,5%



PLANET

In addition to reducing the energy consumption, BREEAM promotes the minimizing CO2 emissions during the useful life of the building. Access to public transportation, promotion of bicycle use, storage prior to waste collection and treatment, use of refrigerants and insulators with a low global warming potential or heating installations with a low emission rate are just some examples.



HEALTH

The internal environment of the buildings where we work, study, purchase or relate is an important contribution to our quality of life. Air quality measurements, exterior views or lightning levels and noise, have a direct impact on more comfortable save and healthy buildings for its users, which also entails derived economic benefits



STRUCTURE

Foundations and slabs, are made in agreement with the recommendations of the geo technical study and the specification of the execution projects. 60 cm. reinforced concrete slab foundation, concrete HA-30/20/ ILLA, steel UNE-EN 10080 B 500 SD

Reinforced concrete waffle slab, full depth 30+5, ribs 12cm. inter-axis 80 cm, caseton EPS, concrete HA 30/B/20/ Illa and steel UNE-EN 10080 B 500 SD.

In agreement with Technical Code and current regulations.

Concrete wall of 30 cm. thick, waterproofed on its outer face with elastomer modified concrete sheet, internally insulated and with perimeter drain with high density polyethylene nodular drainage sheet and drainage ditch with filtering gravel and PVC grooved tubes.

FACADES, DIVISIONS and ISOLATIONS

Separations between the housings are made of acoustic brick dwelling of perforate concrete, mineral wool on both sides and plasterboard of 15 mm. W62 KNAUF.

Interior separations of laminated plasterboard, on acoustic (15 + 70 + 15 mm) 400 (70 LM) band with thick mineral wood of 65 mm.

False continuous ceilings, suspended on a metallic structure formed by laminated plasterboard.

Accessible ceiling s in bathrooms with semi-hidden profiles.

Plastic smooth Paint, White color matte finish,

two coats of finishing prior to liquefying the surface and one basic primer operation based on aqueous suspension of polymeric.

Exterior enclosures of concrete bloc exterior cladding R10, 20cm thick,

for self supporting gypsum plasterboard and 65 cm. thick mineral wood acoustic panel

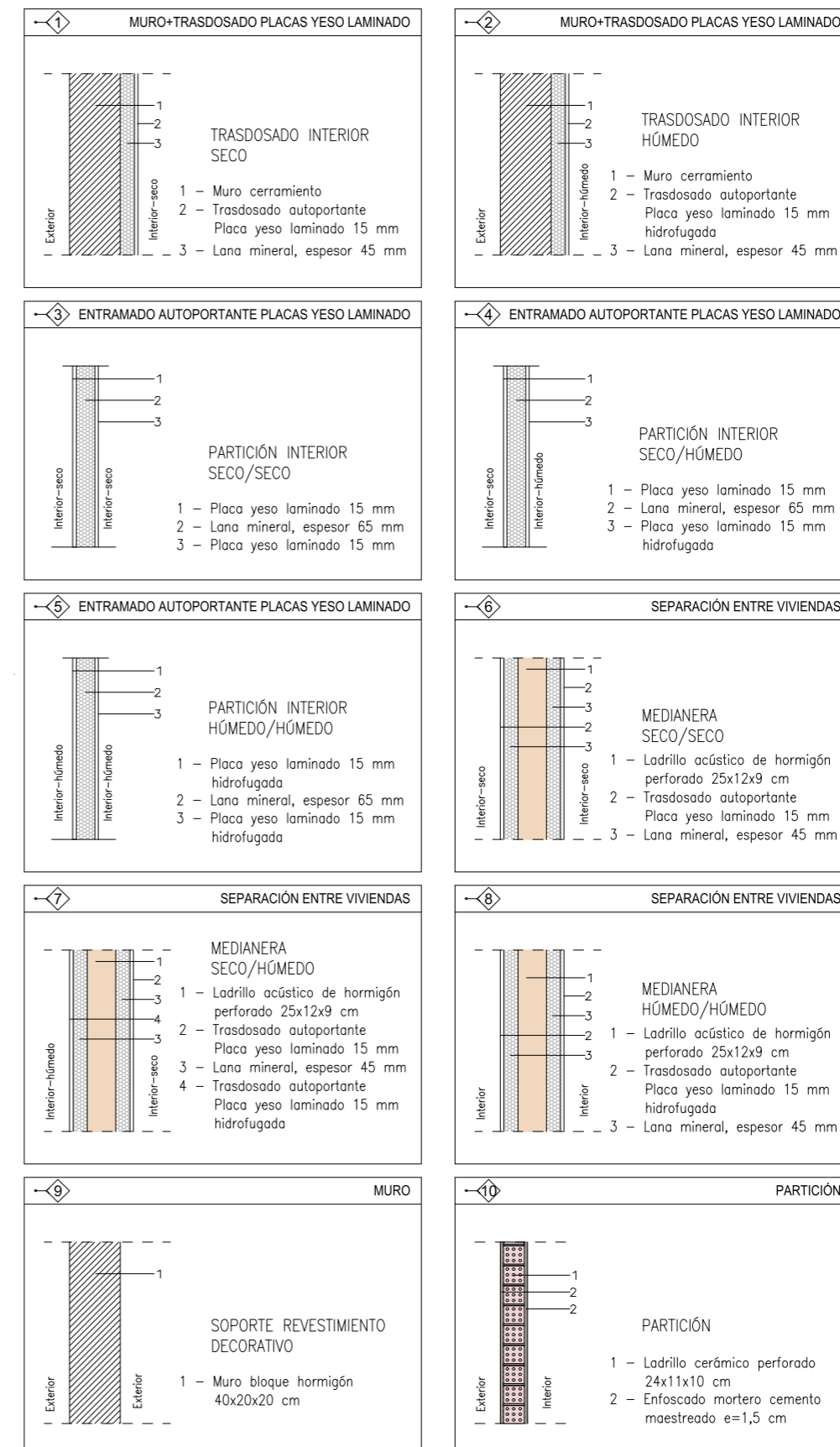
The facade will be covered with lime paint REVETON, white color, on lime mortar with stone decorations board MARES.

Between interior floors, expanded polystyrene insulation EPS;

on roofs expanded polystyrene insulations of 10 cm thick, thermal resistance 0,3 m2K/W,

adhered waterproofing sheet f modified bitumen LBM(SBS)-50/G-FP, vapor barrier,

separating layer geotextile and formation of lightweight concrete slopes.



COATINGS

Rectified porcelain stoneware floors by PORCELANOSA, series NEWPORT WHITE 60x120, tiled in bathrooms of same material in size 60x60, with designs SAMUI VERBIER DARK and OXIDE BROWN NATURA 120x250

In solarium FOREST COGNAC, antislip 14,3x90 cm

Client can optionally change the flooring for a wide range of flooring and coatings from PORCELANOSA.* ¹

Pools are coated with clad ren tile 2,5x2,5, solid white ALTOGLASS

Exterior decking made of solid composite boards (WPC) with wood and polyethylene fiber, with wood texture exposed face and concealed fixation on floating harrows.



INTERIOR CARPENTRY

Armored access door to the apartment, security hinges, with anti burglary geometry and anti-vandal shaft.

High technology lock with solid bolts protected against sawing and steel reinforcement level RC2

Automatic and motorized lock, the Blades are triggered automatically, without acting with a key, having to use this only if you want to reopen.

Its automatic lock prevents the door from being forcibly opened.

The built-in electric motor allows the connection of automatism and electric strikes in the frame.

Also, the opening is automatic assisted by remote systems.



Interior doors lacquered in white and 4 milled, 210cm high, with hidden lock and magnetic latch.

Handles GROEL model Baci black color



Built-in cabinets with sliding doors of same design, interior lining of melamine textile finish.

Upper shelf for trunk, iron bar and chest of drawers.



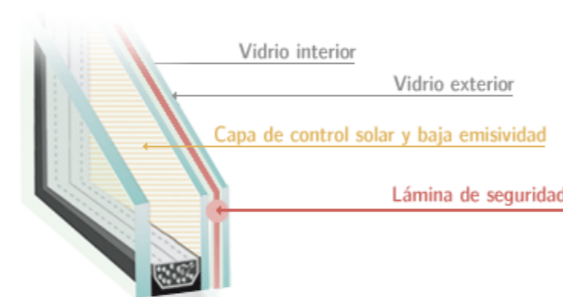
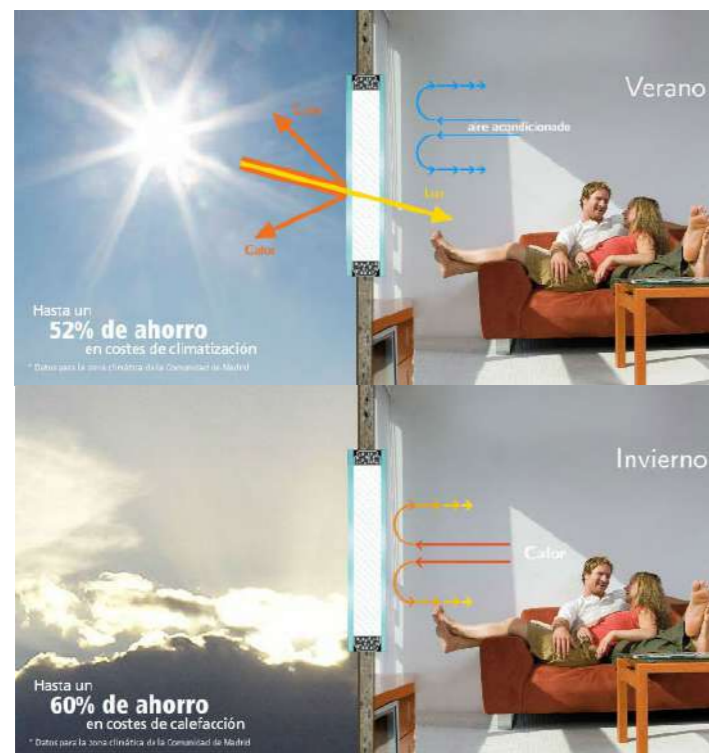
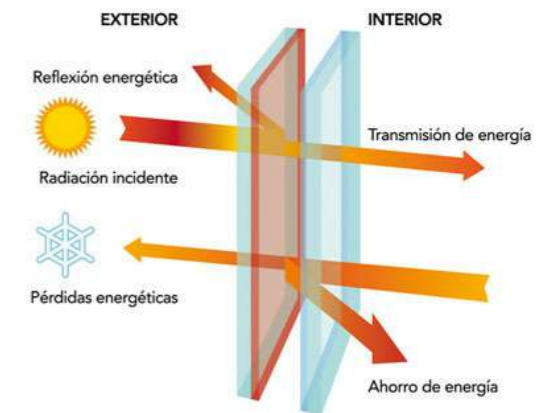
¹ some options may have increased prices.

EXTERNAL CARPENTRY

Aluminium carpentry of top quality, LUMEAL TECHNAL with thermal bridge break and double glazing with air chamber, which guarantees a reduction of heat losses due to infiltration. In addition to double glazing with dehydration chamber and Climalit-type thermal, reduces notably the interchange of temperature favoring a good comfort in the interior and saving energy. Aesthetics and performance contribute to well-being with a minimalist line and exclusive design. The design favors the entrance of natural light. This kind of opening is characterized by the purity of its lines no overlapping profile and with hidden drainage.

In living room, hidden profile laminar glass of security against intrusions. With thermal benefits $U_w=1,2W/m^2-K$ y Sw 0,45. With a minimum loss of permeability, an answer to energetic efficiency values $0,52 m^3 /h/m^2$ (1 sheet + fixed): (H: 2,50 m x L: 3 m). And acoustic performances, 35 dB (Ra, Tr) (Balcony 1 sheet + 1 fixed (H: 2,2 x L: 2,8m) + fixed)

Glass with low emissive. Solar control. Reduce the incidence of solar rays but allow light to pass. Low emissive. Reduce heat loss in winter and air conditioner in summer. Selective: This is glass combined with the performance of solar control glass. They are treated with succession of layers which have the capacity of filtering the solar rays in a selective way in accordance with their wavelength. They manage to reflect most of the heat energy without obstructing sunlight entry



BENEFICIOS

-  Anti Condensación
-  Confort Visual- luz natural
-  Ahorro Energético
-  Respeto al Medioambiente
-  Confort en Verano
-  Confort en Invierno

SOLAR PROTECTION

In bedrooms, aluminum blinds, motorized and incorporated into the home automation system. Pre-installation of motorized blinds in the living-dining room, integrated into home automation.



KITCHENS

Serie RESIDENCE by PORCELANOSA, finished with laminated board R1.70. htdrophobic laminated board 16 mm. front of Walnut Moon (°1287) combined wit Zinc coloco (1172). Integrated hidden pull. Built-in stainless-steel sink 50x40 cm. faucet Noken Architech. Kitchen top finish porcelain Neolith. Lightning by led strip on scrubber and led downlight. The Client may personalize the kitchen within the range of finishes RESIDENCE, 20 finish and color to choose.

Finishes
Acabados
Finitions

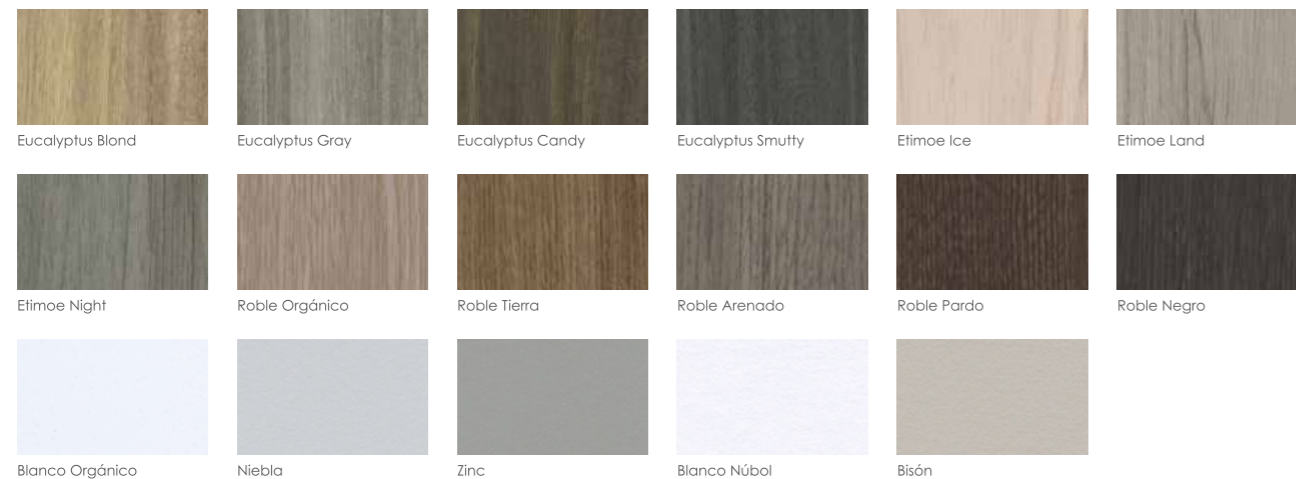


Laminated
Laminado
Mélamine

Laminate finishes, wood imitation or plain colours. Flat surface with laminate finish in both faces. Four ABS edged pieces the same colour as the front. Joined to the edge by PUR glue. Particleboard substrate. Door thickness, 19 mm.

Acabados en laminado, imitación madera o colores sólidos. Superficie lisa con laminado a dos caras. Cuatro cantos de ABS de igual color que el frente, unido mediante cola PUR. Base tablero aglomerado. Grosor de puerta, 19 mm.

Finitions en mélamines, imitation bois ou couleurs lisses. Surface lisse mélaminé sur les deux faces. Quatre chants en ABS couleur façade, appliqué au moyen colle PUR. Base panneau aggloméré. Épaisseur de porte, 19 millimètres.



Home appliances Brand NEFF integrated

FRIDGE COMBI INTEGRATED KI5862FF0

MULTIFUNCTIONAL OVEN B1ACC2HN0

MICROWAVE INTEGRATED HLAWD23N0

INDUCTION OVEN T36FB20X0

ROOF EXTRACTOR D57ML66N1 (para áticos)

ROOF EXTRACTOR I95CAQ6W0 (para dúplex)

WSHER DRYER INTEGRATED V6540X2EU

DISHWASHER INTEGRATED S511A50X0E



BATHROOMS

Wooden bathroom furniture with several options,
with built-in faucet and thermostatic shower.
Resin shower plate, tempered glass fixed screen
White porcelain sanitary,
double discharge cisterna to facilitate the water saving, buffer cap.
Sanitary, faucets and bathroom furniture from PORCELANOSA.
Suspended toilets NK serie CONCEP
Wall-mounted mixer taps series URBAN black color.
Bathroom furniture series URBAN OAK

Shower trays series SLAT

Tempered glass fixed partitions

Mirror type mirror attached to the wall

Lighting by down lights led built-in ceiling.



ENERGETIC EFFICIENCY

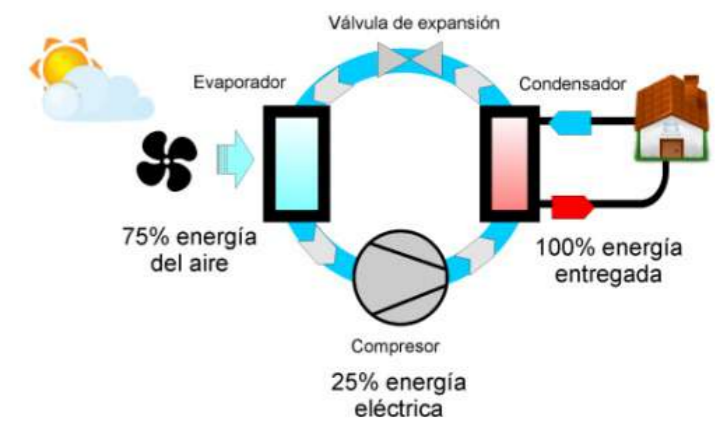
Installation of air conditioning by means of heat pump by Aerothermal.
 Aerothermal is based on a technology that extracts energy contained in the air by means of pumps. The equipment may extract up to 75% of the air energy that is in the atmosphere and so we reduce the equipment's use of electricity, only using 25%.

Installation of underfloor heating by means of a low temperature water pipe



Installation of air conditioning by fiberglass ducts and fan-coils,
 The aerothermal heat pump is the most efficient system to reduce Space temperature, given that the heat pump always delivers more energy than its consumption. Said in another way, Aerothermal stands out and by far for its high performance. These data make that the aerothermal heat pumps are very efficient and respectful for the environment given the fact that the energy exploitation is excellent.

Another advantage of aerothermal air conditioning is that the heat pump captures the energy coming from a renewable source i.e. from ambient air and converting it in usable energy and reduces its dependency to other more polluting sources.



ELECTRICAL INSTALLATION AND HOME AUTOMATION

Electricity and telecommunications in conformity with the Electrotechnical rules of low voltage.

TV sockets in all bedrooms. Telephone sockets and Red Switch Lan in all rooms.

JUNG Series Ls990 mechanisms. The classical mechanism surface switches.

Thanks to high quality and in a clear form, the LS 990 is since more than 40 years leader in efficiency

The classical version of this switch mechanism with its narrow frame fits harmoniously

in any environment with purist elegance in Duroplast



Home installation base don KNX system, standard system open to integration of devices ALENA, GoogleHome, etc

Touch screen for management of illumination, climatization and intrusion alarm

KNX system from JUNG gives more comfort, security y rentability in private and functional construction

All housing functions and a lot of multimedia functions can be interconnected

with the intelligent home installation KNX of the building and can be centrally controlled.



The new Smart Contro is a control board which is responsible for different systems for the automation of the house through different applications, it is even possible to manage eNet and KNX

Thanks to Launcher of JUNG, all available applications are represented with clarity and can be opened touching the correspondent icon.

Thanks to the open operation system, Smart Contro 7 can be amplified with other applications at any moment

Control concerning illumination, blinds, automatic blinds (not inclusive)

climatization, alarm system and technical alarms (water leak and smoke) can be operated by screen or APP mobile.

URBANIZACIÓN & AMENITIES

Private pool of 6.80 x 2.50m, with perimeter led strip RGB, overflowing, saline chlorination and SWIMCLEAR filter from HAYWARD, with variable speed pump. Water circulates slowly through the filter and permanent filtration which ensures a crystal clear water and decreases electricity consumption up to 85%.

Pre installation of heat pump



Gated community, security by closed TV circuit with permanent recording.

Video intercom with remote control and remote-control display

Parcel Boxes, opening by APP.

Bicycle parking

Pre-installation of charging point for electrical cars and parking places



Complete installation of safes. Bounded and fenced lots with synthetic wooden exterior platforms according to the floor plants, indigenous garden

In conformity with Solarium BBQ zone, bench with sink, preinstallation of fridge and bar zone in conformity with renderings.

Beach Club with recreation area with direct access to Cala Vadella, shower area and relaxation.

