



HOUSES GENERAL:

Foundations and structure

- engineered with reinforced concrete slabs and mixed concrete/metal supporting pillars designed following the geotechnical study.
- Internal compartmentation to be chosen between plasterboard or ceramic brick, plastered and painted.

Exterior facades

- with double wall system with 6/8 thermal insulation.
- Thickness will be according to energy efficiency result.
- Smooth finishing with waterproof white bi-layer mortar (lime based).
- In combination with ceramic tiling or masonry according to façade design.

Flat accessible roof

- with double thermal insulation layer and white gravel finish.
- (Possibility of artificial grass finishing)

Sanitation

- soundproof PVC.
- Embedded in the wall and horizontal accessible collectors on the basement.
- Anti-odour siphon cans or independent siphons in all wet areas.
- + Primary ventilation system based on aeration-ventilation valves system.
- Cross-linked polyethylene (PEX) plumbing installation.
- Hot and cold-water recirculation and return system.
- With thermic tank ACS accumulation and heating reinforcement with high efficiency aérothermal energetic system.

Heating and Air Conditioning

- Water based Floor heating system.
- Combined with high efficiency aérothermal energetic system with sectorization by different floors and rooms, programmable and connected to the domotic system.
- Direct expansion air conditioning system, with sectorization by different floors and rooms, with programmable thermostats connected to the domotic system.
- Double flow mechanical ventilation system with highly efficient heat recovery system (up to 90%) for renovation and indoor air quality (summer and winter modes).



Parking

- Two designated parking spaces located (depending on the house) in a common garage, private garage, or outdoors parking spots.
- + One of the spots with a regular charging station for electric vehicles.

Private pool

- size according to the different house typology, with chlorine purification system and automatic cleaner system.
- RGB LED lighting system.
- Exclusive design hot and cold-water outdoor shower.

Kitchen

- Fully equipped with exclusive designed central island with Silestone kitchen counter.
- Even household appliances and possibility of water connection for the American fridge.

Flooring

- Interior large format ceramic stoneware paving.
- Exterior matching the interior, with the non-slip kind for the outside areas (related to gardens and pool area) with same model, size and quality.

Wall finishes

- Plasterboard suspended ceilings with compartmentation walls and lighting voids (niches).
- Large-format ceramic wall tiles for exclusive design bathroom.
- Smooth white plastic painting on interior surfaces
- White washable plastic paint on exterior facades.

Windows and doors

- Thermal break aluminium system for exterior doors and windows with lacquered finishing.
- Folding / sliding / fixed systems.
- + Security glass, with solar control treatment and low emissivity glasses for exterior doors and windows for a high energetic efficiency.
- + Domotic dimming system with automatic blinds related to different house areas and orientation.
- + Security pivoting entrance door with wood finishing.
- Swinging or sliding door systems with ventilation slots integrated, and MDF swinging or sliding cabinet doors with white lacquered finishing.
- Power-driven private garage sliding or swinging automatic door with remote control (depending on the house).



- Pedestrian door for common areas access (depending on the house) with automatic video intercom and electric lock.

Railings

- Façade railings built with a mixed system of hidden profile glass rail and built-in handrail.
- + Depending on the house, and the area of the house, the glass railing will be substituted with vertical lacquered slats (same colour as the windows and doors frames).

Smart home / Domotic system

- Interior and exterior LED lighting design linked to the domotic installation.
- Bticino brand mechanisms with modern aesthetics adapted to the home design.
- KNX home domotic system for control of different house characteristics such as floor heating system, dimming system, air conditioning system, partial exterior and interior lighting installation or leak detection in wet areas.
- Wi-fi system for the whole house.
- Thermostatic mixer taps (faucets) with 1st quality design, NOKEN brand or similar, embedded in sinks, showers, and bathtubs (depending on the house) to be defined by D.F. and promoter.
- Sanitaryware with exclusive design, NOKEN brand or similar, hanging wall series with dual-flush system to be defined by D.F. and promoter.

Equipment is listed without accessories that are part of the delivery (horns, siphons, mounting kits, etc.). The number of pieces is governed by the implementation project documentation. In the event that the apartment, according to the implementation project documentation, does not contain the equipment specified above, the awarded standard is not the subject of the contract. The drawing execution documentation is a construction solution, therefore the location and size of furnishing items, sanitary ware and appliances is only indicative. The future seller reserves the right to change the standard equipment of apartments, common parts of the house and land.



OPTIONALS & ADITIONALS:

- Low maintenance outdoor gardens, made with artificial grass or white gravel, and various indigenous species, with custom lighting design and drip irrigation system.
- Heating pump and thermal blanket pre-installation for the pools.
- Basement with hot and cold-water connection, sewerage installation, electrical switchboard, and air conditioning pre-installation (Split system).
- Private gym area or cinema room basement preparations (depending on the house).
- Charging station for both parking spots in private or common garage (or high electrification line for fast charging station).
- Expansion and customization of the KNX domotic system.
- Possible outdoor barbecue area (depending on the house and the plot configuration), equipped with a grill and bench with hot / cold water sink and light points.



COMMON INSTALLATIONS:

- Power-driven swinging automatic door for common areas and collective garage with remote control (depending on the house).
- Vehicle access with diamond-grooved pavement and embedded lighting system on the sides, with a unique and careful design.
- Semi Olympic-size community pool with chlorine purification system, automatic cleaner system and RGB LED lighting system.
- Exclusive design hot and cold-water outdoor shower with lockers area and unipersonal changing area. Surround by garden area and several sports recreational zones.
- Community funicular type lift, with high finishing design panoramic lift car with double boarding area.