



BALCÓN DE HABANERAS
RESIDENCIAL

QUALITY SPECIFICATION AND SERVICES

GROUNDING WORKS AND STRUCTURE



- The foundations are designed using deep reinforced concrete. According to the specifications and recommendations given in the corresponding geotechnical report and in compliance with current building regulations.

ROOFING



- Flat roofs will have thermal insulation of 100 mm thick rigid and waterproofed sheets.
- The finish in the walkable areas will be non-split porcelain tiles and in the restricted areas it will be decorative pebble gravel.

FACADE



ROSAL
Stones
Mediterranean at home

- Facade system with double brick sheet, 80 mm thick insulation covered with single-layer mortar combined with natural stone. To be able to offer our clients top quality materials we work with the **Rosal Stones**. This company has been established for more than 30 years in the extraction, processing and marketing of natural stone from its own quarries in eastern Spain.

EXTERIOR CARPENTRY AND GLAZING



- Exterior carpentry in anthracite grey lacquered aluminium with thermal break, motorized blinds on balcony windows which are 4/14/6 double glazing approved.
- The exterior railings are transparent laminated glass.

NOTA: THE SPECIFIED QUALITIES ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE, AT THE DISCRETION OF THE PROJECT MANAGEMENT, REPLACING THEM WITH SIMILAR OR SUPERIOR ONES WHEN REQUIRED DUE TO FORCE MAJEURE OR TECHNICAL PROBLEMS.

SPANISH TRANSLATION IS AVAILABLE ON REQUEST. THIS VERSION IS PURELY FOR INFORMATION PURPOSES, IN THE EVENT OF ANY DISCREPANCY OR DOUBT IN ITS INTERPRETATION, THE VERSION IN SPANISH SHALL PREVAIL.



PARTITION WALLS AND INSULATION



- The interior partitions will be made using ceramic brick covered with render and a smooth white paint.
- The separation between properties and common areas will be made by a double ceramic brick, with 50 mm thermal and acoustic insulation and a 10 mm thick acoustic band.

INTERIOR CARPENTRY



- The reinforced front door has three-point security lock with anti-pry hinges with a smooth lacquered finish.
- The entrance doors will be in white lacquered DM.
- The wardrobes will be modular in all bedrooms with white lacquered DM sliding doors and LED lighting system. The interior will be in a Textile finish and will be equipped with a hanging bar, upper storage and intermediate shelf.

KITCHEN



silestone
Designed by COSENTINO

COMPAC
THE SURFACES COMPANY

- Fully furnished designer kitchen with base and wall units to ceiling in a combination of Cashmere and wood colour with auto-brake drawers.
- Pull-out hood.
- Quartz worktop (**Silestone**, **Compac** or similar brand).
- LED strip lighting at the bottom of kitchen up units.
- The sink is set into the worktop with single-lever mixer tap.

PAVEMENT



peronda

- We use **PERONDA** porcelain tiles throughout. This company was specialized since 1827 in the manufacture of all types of ceramics and coverings characterized by their high quality and their designs, which remain durable over time, for both style as well as its richness in details.

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COATING AND FALSE CEILINGS



- False ceilings will be placed with plasterboard throughout the properties and water-repellent laminated plasterboard in outdoor spaces.
- Walls and ceilings of the house will be painted in smooth white paint.

AIR CONDITIONING AND HOT WATER



johnson

- Individual ventilation system per home with heat recovery as an energy saving system.
- Aero thermal accumulators will be installed to produce domestic hot water, an energy saving system from the **JOHNSON** brand or company of equal quality.
- Ducted pre-installed air-conditioning (hot/cold), through heat pump and distribution through ducts in false ceiling, with air supply grilles in living room, kitchen and bedrooms.

ELECTRICITY AND TELECOMMUNICATIONS



- The telecommunications installation will be carried out according to the regulations on common telecommunications infrastructure.
- Distribution of sound broadcasting, terrestrial television and satellite forecasting in the living room and bedrooms.
- Access and distribution telephone (STDP) and broadband (TBA) telecommunications services in the living room and bedrooms.
- Electricity installation according to REBT.
- Top brand mechanisms inside the properties.
- Lighting on outdoor terraces and common areas.
- Installation of video intercom at main entrances to the residential complex.



PLUMBING AND BATHROOMS



LAUFEN

- All bathrooms have wall-mounted washbasins and furniture, mirror with integrated LED lighting.
- Glass screen shower with black frame
- Black radiator-towel rack in both bathrooms.
- Shower tray with non-slip treatment for high impact resistance.
- Top quality wall-mounted toilet with built-in cistern and RIMLESS system. The WC will be white.
- Two-way thermostatic shower column with sprayer and hand shower. Sink with single-lever mixer tap.
- The sanitation installation will be made of PVC.
- The hot and cold water supply pipes will be made of multilayer tubes, taking advantage of their resistance to any type of water, their low roughness and their lower thermal conductivity.
- Properties with outdoor terrace and solarium will have water taps.

FIRE PROTECTION



- Installation of fire protection in the garage and common areas, including forced ventilation, fire extinguishers and equipped fire hydrants.

OUTDOOR COMMON AREAS



- Pool has a feature waterfall.
- Designer outdoor furniture.
- Covered and uncovered seating areas.
- Vegetation using native plants, planters in corridors and common areas.
- Automatic drip irrigation.
- Community storage room for pool services.
- Toilet for pool service.
- Multifunctional room for community meetings.



PARKING



- Continuous trowelled concrete pavement.
- Motorized access door.
- Identification of numbered parking spaces by painting on pavement.
- The parking will have a general charging pre-installation for electric vehicles according to current regulations.

ACCESSIBILITY AND ELEVATORS



- The building has accessible routes that connect the accesses from the public road with the access doors to the properties and the garage, including the elevator.
- The building has 2 accessible elevators that connect all floors of the building and the garages.

ENERGY RATING OF THE BUILDING



- Non-renewable primary energy consumption: **B**
- Carbon dioxide emissions: **B**