

Foundation and Structure

Foundation and reinforced concrete structure, designed and executed in accordance with geotechnical study, current regulations and Technical Building Code.

Facade

SATE, External Thermal Insulation Composite System, with a water-repellent mortar finish. It is the most widely used system for saving energy on heating and cooling, improving home comfort, and contributing to sound insulation. The SATE system minimizes temperature fluctuations and thermal bridges, resulting in significant energy savings. The interior will be finished with a self-supporting plasterboard lining (PLADUR type) with thermal insulation.

Exterior carpentry

The exterior joinery will be made of PVC or lacquered aluminum with thermal break in grey. The glazing will be double-glazed. An intermediate air chamber will contribute to improving the home's energy efficiency and ensuring greater thermal and acoustic comfort. Motorized roller blinds will be installed in the bedrooms for blackout and sun protection.

Partition walls and insulation

The separation between dwellings will be made with ceramic brick lined on both sides with plasterboard and insulation Intermediate thermal and acoustic insulation made of mineral wool, ensuring a high level of comfort and privacy. The divisions between rooms in the same dwelling will be made with plasterboard partitions of the PLADUR type with a The board will be on each side with insulation inside. In damp areas, the board will be water-resistant. The homes will be equipped with impact-resistant sheeting in intermediate floors.

Floors

The flooring will consist of wood laminate and porcelain stoneware tiles in the wet areas. The terraces They will have similar paving in a non-slip format.

Vertical and horizontal cladding

The walls of bedrooms, living rooms, and hallways will be finished with smooth, light-colored plastic paint. In bathrooms, the walls will be The walls will be covered with high-quality ceramic tiles. The property will have suspended ceilings made of plasterboard panels. Plasterboard in hallways, kitchens, corridors and bathrooms, and plastering in the rest of the house.

Interior carpentry

The front door to the house will be made of armored PVC, smooth and lacquered to match the woodwork. It will be equipped with a doorknob, peephole and Security lock. Interior doors will be plain, light-colored, and feature contemporary hardware. Wardrobes will be modular, with hinged or sliding doors (depending on the room), plain, light-colored lacquered, with a top shelf and hanging rail.

Kitchen furniture and appliances

The kitchen will be delivered with upper and lower cabinets, and a quartz worktop. The sink will be undermount, with a single basin and tap. single-lever mixer tap. The appliance equipment will be:

- Integrated extractor hood. -
- Induction hob. - Electric oven.

Bathroom fixtures and faucets

Bathrooms will be delivered with a bathroom vanity or wall-hung sink. The toilet will be made of white vitreous china, and the shower will be made of resin. The faucets will be chrome-plated, with single-lever controls. The showers will have a shower column with a rain shower head.



Air conditioning and domestic hot water

The air conditioning system using a heat pump (for the production of cold and heat) and distribution through ducts and grilles
Supply and return air, with a remote web server or similar system. Domestic hot water production will be via an individual air source heat pump system.



Electricity and telecommunications

The rooms feature simple, white electrical outlets. A socket will be provided on the terraces and solarium.
watertight and light point.
The homes have television and data connections in the living room and bedrooms.
The building will have an electronic video intercom for opening access doors.

Fountain

The homes have a main shut-off valve and individual shut-off valves in each bathroom. On the ground floor terraces and in
The solariums will have a water supply with a tap.

Interior Urbanization

The interior urbanization features a swimming pool, beach area, concierge booth and extensive garden areas.

Elevators

The development has elevators for 8 people, with automatic doors and an overload detection system.
distributed throughout the urbanization to allow accessibility.

Garages

Each building has one parking space per apartment, either in the basement or above ground. The garage doors are located in the
Private parking spaces within the apartments and in the building's general garages will be motorized and operated by
remote control. The garages are equipped with pre-installation for electric vehicle charging in accordance with
regulations.

Customizations

Free of charge

- Shower tray instead of bathtub. - 2 kitchen furniture options (cabinets and worktop). - 2 tiling options.

With cost

- PACK 1: Home automation system for climate control, lighting, and blinds. - PACK 2: Integrated refrigerator, dishwasher, washing machine, and microwave. - PACK 3: Bathroom mirror and shower enclosure made of frosted glass. - PACK 4: Jacuzzi/private pool in a private garden or solarium. - OPTIONAL: Ceramic tile flooring throughout the property.