

Quality Specifications

FOUNDATIONS & STRUCTURE

Structural system designed and built in accordance with the project specifications, the Spanish Technical Building Code (Código Técnico de la Edificación) and all applicable regulations.

FAÇADES

External envelope featuring continuous rendered finishes, thermal and acoustic insulation compliant with the Technical Building Code, and internal dry-lining with metal-framed plasterboard partitions.

Terraces enclosed with masonry and/or precast parapets, glazing and metal profiles in accordance with the façade design.

MASONRY & PARTITIONS

Party walls between dwellings constructed with brick masonry incorporating thermal and acoustic insulation, dry-lined on both faces with plasterboard.

Internal partitions within dwellings consist of metal-framed plasterboard with integrated thermal and acoustic insulation.

Smooth suspended ceilings throughout; removable access panels where required for HVAC equipment installation.

FLOORS & FINISHES

Interior flooring in next-generation SPC (Stone Plastic Composite) — waterproof, sustainable and durable — in XL format. Skirting boards matched to the joinery finish.

Main bathroom flooring in porcelain stoneware.

External terraces in anti-slip ceramic stoneware.

Bathroom walls clad in large-format ceramic tiles.

Internal walls finished in smooth matt emulsion in a soft neutral tone.

KITCHEN

Fully fitted kitchen with wall and base units designed to suit each unit type, including appliances: oven, induction hob, extractor hood, microwave, fridge-freezer and dishwasher.

Compact stone worktop. Stainless steel sink with single-lever mixer tap.

EXTERNAL JOINERY

PVC or thermally broken lacquered aluminium frames — casement or sliding depending on the design — with double-glazed sealed units providing high-performance thermal and acoustic insulation.

Aluminium roller blinds with injected thermal insulation in bedrooms and living rooms, as per unit type.

INTERNAL JOINERY

Reinforced front entrance door with acoustic insulation, finished to match internal joinery, fitted with security hardware, external lever handle and optical peephole.

Internal doors: flush panel, white lacquered finish, with hinges and lever handles.

Wardrobes: hinged or sliding, matched to internal door finish; interiors in melamine with shelf and hanging rail.

SANITARYWARE, TAPS & FITTINGS

Vanity units with integrated basins and mirrors, as per unit type.

Low-profile shower trays in all bathrooms; fixed screen in main bathroom.

Single-lever mixer taps to showers and basins.

HVAC & DOMESTIC HOT WATER

Ducted hot/cold air conditioning system with supply grilles in living room and bedrooms.

Domestic hot water provided by an individual aerothermal (air-source heat pump) system.

ELECTRICAL & TELECOMS

Electrical installation in compliance with the Low Voltage Electrotechnical Regulations. LED lighting in bathrooms and kitchens.

Telecommunications installation compliant with current regulations. Video intercom system and photovoltaic.

installation for communal services.

COMMUNAL AREAS & AMENITIES

Fully gated and enclosed residential complex.

Landscaped gardens featuring native trees and shrubs integrated into the natural surroundings.

Smart building technology: access control, parcel delivery notifications and booking of communal spaces managed via a dedicated mobile app.

Outdoor swimming pools for leisure and relaxation, with night illumination, salt chlorination, sundeck and viewing area.

Sports facilities including Beach Padel and Pickleball courts, Putting Green, outdoor calisthenics area, lap pool and natural trekking trail.

Fully equipped communal gym.

Events room and co-working space. Bicycle storage with charging point.

Communal areas finished in ceramic stoneware, exposed aggregate concrete or block paving.

Lift lobbies, entrance halls and communal access areas finished in ceramic stoneware.

Garage with forced ventilation, carbon monoxide detection and control, fire protection and emergency lighting in compliance with applicable regulations.

Pre-installation for electric vehicle charging in basement areas, in accordance with current regulations.

PERSONALISATION OPTIONS

Buyers may choose from a selection of finishes for bathroom wall tiles, main interior flooring and kitchen units.

ENERGY RATING

The energy rating stated herein is provisional and subject to revision during the detailed design phase.



