

## Main features

- \_Padle Court, Swimming pool and children area in communal areas.
- \_Underground parking space and storage room. Two and three bedroom apartments includes a second parking space at ground level.
- \_Continuous porcelain floor tiles inside and outside. Non-slip tiles outside.
- \_Duct air conditioning (hot-cold air).
- \_Highly energy-efficient heat pump system for sanitary hot water (Aerothermia).
- \_Underfloor electrical heating in bathrooms.
- \_Floor standing lavatories with built-in cisterns.
- \_Suspended cabinets in each bathroom.
- \_Built-in kitchen appliances: ceramic hob and extractor fan included.
- \_Kitchen island (depending on project) and Silestone worktop, porcelain or similar.
- \_Lighting package with LEO technology.
- \_Electric blinds in bedrooms.
- \_Pre-installation for electric vehicle charging point.
- \_Pergolas and exterior kitchen are extra and will be quoted separately during construction.

## Technical Specifications

### FOUNDATION AND STRUCTURE

- Reinforced concrete structure in accordance with the regulations of the technical building code.
- Foundation according to the results of the geotechnical study. Reinforced concrete slabs and walls.

### FACADE AND ENCLOSURES

- Single-layer mortar with specific metal lattice finishes.
- Solid ceramic brick walls lined with plasterboard laminated with mineral rock wool.
- Interior dividing walls are self-supporting multiple partition walls with double laminated plasterboard panels, waterproofing in wet areas, and mineral rock wool insulation.
- Divisions between dwellings by means of perforated brick and self-supporting wall cladding with double laminated plasterboard and mineral rock wool.

### ROOF

- Inverted flat roofs with non-slip porcelain stoneware in passable areas, waterproofed with asphalt fabric and XPS insulation, to guarantee effective thermal insulation and tightness.

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### CEILINGS

- A continuous suspended laminated plasterboard ceiling throughout the house and a waterproof layer in wet areas.

### OUTSIDE FLOORING

- First-class, non-slip, anti-freeze porcelain stoneware installed with water-repellent adhesive.
- On the ground floor: a combination of porcelain stoneware and artificial grass.

### INDOOR FLOORS

- Top quality porcelain stoneware floor tiles fixed with adhesive.
- Flush skirting boards with white finish.

### PAINT

- Smooth white plastic paint on walls and ceiling.

### BATHROOM TILES

- Top quality porcelain stoneware floor tiles fixed with waterproof adhesive. (Depending on project).

## EXTERIOR JOINERY

- Thermo-lacquered aluminium with thermal bridge breakage, in anthracite grey or similar.
- Built in electric blinds in bedrooms.

## GLAZING

- Double glazed windows with CTE compliant air chamber. With low-emission treatment for superior performance, greater energy efficiency and more comfort and energy savings.
- Fixed glass screen in showers.

## INTERNAL JOINERY

- Kitchen  
:  
\_Furnished, large storage capacity, melamine finish.  
\_Silestone, porcelain or similar worktop, with under-counter sink and low flow chrome finish, high-volume, mixer tap to optimise water consumption.  
\_Equipment included: Ceramic hob and cooker hood.
- Lined, fitted wardrobes in bedroom with chest of drawers. (Depending on project).
- Suspended furniture with drawer in each bathroom.
- Main entrance door with security lock. Colour white inside. (Depending on project).

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## LIGHTING

- Interior:  
  
\_Functional light: Applied LEO technology, white switches throughout the house and sockets according to regulations.
- Outside: LEO strip on the roof of the terraces. Wall and beacon lights according to project.

## SANITARY WARE AND TAPS

- Flush toilet with built in cistern and silent hinge seat.
- Built in washbasin with chrome taps.
- Resin shower tray.

## HEATING AND AIR CONDITIONING

- Duct air conditioning (hot-cold air) powered by an indoor and outdoor unit.
- Underfloor electrical heating in bathrooms.
- Air flow renewal installation.
- Pre-installation for heated towel rails in bathrooms.

## SANITARY HOT WATER

- Highly energy-efficient heat pump system with accumulation for producing sanitary hot water. (Aerothermia).

## PLUMBING AND SANITATION

- High strength PPR pipes.
- PVC sanitation system (drains and down pipes).
- Gate valve in each house, with separate valves in kitchens and bathrooms.
- Water taps on terraces and solarium.

## ELECTRICITY AND TELECOMMUNICATIONS

- Sockets and electrical outlets and telecommunications defined by the current regulations.
- TV and data network sockets in living room/kitchen and bedrooms.
- Installation of video intercom.
- Terraces have sockets and water supplies.
- Pre-installation for electric vehicle charging point.

## SOLARIUM

- Pre-installation for kitchen and jacuzzi.

## PUBLIC AREAS

- Lift with capacity for six people, regulatory accessibility and security and access from the garage.
- Staircase connecting all floors.
- Energy saving lighting.

- Centralised video intercom system in apartment block.
- High security entry door.

## UNDERGROUND PARKING

- Underground parking space and storage room (according to project).
- Garage in communal basement with vehicle ramp and automatic door, as well as pedestrian access by lift or stairs, depending on project.
- Pre-installation for installing an electrical socket for charging an electric vehicle.
- Finished with reinforced concrete with smoothed floor pavement and quartz surface treatment. Parking spaces marked with coloured paint.
- LEO lighting system.
- Includes all fire prevention measures required by law.

## OUTDOORS:

- Outdoor Parking.
- Padel court.
- Children Playground
- Communal swimming pool with children's area, LEO pool lighting and steps with handrails, sun deck with ceramic pavement, saline chlorination system and outdoor shower.
- Green areas inside the complex with selected Mediterranean vegetation with low water consumption and irrigation system.
- Outdoor lighting using low light pollution luminaires, according to project.

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