

# Building Specifications



ISEA CALMA  
ISLA DEL FRAILE

## 01 STRUCTURE

Reinforced concrete structure with waffle slabs.

## 02 FAÇADE

### 02.1 / MASONRY

Perforated ceramic brick exterior wall with thermal and acoustic insulation. Lightweight plasterboard partition walls. The façade design combines mortar coating and ceramic cladding.

### 02.2 / EXTERIOR CARPENTRY

Top quality double glazing windows, balcony and terrace doors. The terrace has a glass balustrade built into the parapet wall.

## 03 COMMUNAL AREAS

Inside the residential complex there are recreational and leisure areas with lighting, 2 swimming pools, chill out area, lounge and sunshade area, children's play area and gardens, games area, outdoor gym.

## 04 GARAGE

Troweled finish concrete paving. Automatic entry and exit gate for vehicles. Equipped with a CO detector, extractor and fire extinguisher. Pre-installation for electric vehicle charging station that complies with the existing regulations.



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# 05 INSIDE THE HOUSING UNITS

## **05.1 / INTERIOR PARTITION WALLS**

Lightweight plasterboard partition walls inside. Party walls between the housing units made with perforated ceramic bricks, Rockwool acoustic insulation and lightweight plasterboard partition walls on both sides.

## **05.2 / INTERIOR CARPENTRY**

High-security reinforced front door lacquered white inside. Hinged or sliding interior doors lacquered white, according to the room. Built-in wardrobes lined inside, with sliding doors lacquered white.

## **05.3 / FLOORING**

Top quality porcelain stoneware throughout the housing unit. Three models to choose from (during the construction stage of the project, up until the date established by the Site Management). Non-slip porcelain stoneware on the balconies and terraces.

## **05.4 / WALLS AND CEILINGS**

Top quality ceramic bathroom wall tiles.  
Between the top and bottom kitchen units Compac quartz wall tiles that match the kitchen worktop. Latex paint on the rest of the flat walls and the ceiling.

## **05.5 / PAINTWORK**

Flat walls and ceilings painted with latex paint.

## **05.6 / HVAC**

Completely installed ducted HVAC system, with hot and cold air pump. Thermostat control in the living room-dining room.

## **05.7 / BATHROOM FITTINGS AND FAUCETS**

Top quality white vitrified porcelain bathroom fittings:

- WC suspended in vitrified white
- Resin shower tray with built-in faucets
- Wall-mounted washbasin
- Demister bathroom mirror
- Shower screen

## **05.8 / COCINA**

Top and bottom kitchen units, in a gloss finish, two colours to choose from (during the construction stage of the project, up until the date established by the Site Management).

Compac quartz kitchen worktop with sink and mixer tap. :

The kitchen comes with the following household appliances

- Ceramic hob
- Cooker hood
- Electric oven
- Microwave