



# SPECIFICATIONS

## FAÇADES AND INTERIOR LAYOUT

- **Façades**

The façade will be finished in single-layer mortar and be fitted with modern, contemporary door hardware. It will have inner walls clad with self-supporting Pladur-type, laminated double plasterboard with air chamber and thermal and acoustic insulation.

Balconies will be aluminium panelled.

- **Roofs**

Practicable flat roof for private use, tiled over a double-layer waterproofing solution comprising gauged mortar, levelling mortar, asphalt coating and cement mortar to secure the tiling.

Non-practicable flat roof with a double-layer waterproofing solution comprising gauged mortar, levelling mortar and gravel finish.

- **Structure**

Foundations will meet the specifications defined in the Geotechnical Study.

The structure will be made of reinforced concrete beams and pillars with one-way, pre-tensioned semi-joists and concrete floor arches.



- **Partition walls and insulation**

The **interior divisions between the spaces of each Professional Office** will be made of plasterboard in order to, where appropriate, facilitate their dividing into modules.

To ensure enhanced acoustic and thermal insulation as opposed to traditional solutions, the partitioning walls will be made of laminated double plasterboard each side of the metal support structure, thereby creating a chamber to accommodate acoustic and thermal insulation.

**Divisions between Professional Offices and offices with communal areas** will be made of combined brickwork and self-supporting cladding made of galvanized sheet with internal insulation and one to two layers of panels for each Pladur-type plasterboard face. Acoustically, these will comply with the Spanish noise insulation building standard, CTE DB HR.

Moisture-resistant, laminated plasterboard will be used for wet room spaces.

- **Exterior carpentry**

Tilt-and-turn **windows and French doors** will be of the monoblock aluminium type, lacquered in a colour to be chosen by Construction Project Management. Endowed with thermal bridge breakage, they will be double-glazed with climalit-type chamber (4+4/chamber/3+3 panes) and Planitherm solar control glass. Bedrooms will be fitted with aluminium blinds with heat insulated lamellas. (Exlabesa RS70 HO)

## **INTERIOR FINISHES**

- **Flooring**

Kronoswiss Noblesse wood look, laminate flooring inside offices.  
Porcelain type floor tiling inside toilets.



- **Walls**

**Interior office walls** will be finished in smooth plastic paint.

**Toilet** walls will be ceramic tiled in those areas with water elements, while the other walls will be made of plasterboard, finished in smooth plastic paint combined with tiling.

- **Ceilings**

Dropped **ceilings** will be made of plaster and finished in smooth plastic paint. There will be practicable areas in bathrooms for air-conditioning installations.

- **Bathroom fittings and taps**

Bathrooms will have a flat shower pan and be fitted with mixer taps. Detachable, adjustable shower head and bracket. Tempered glass shower screen.

White, porcelain toilets. Mixer taps will be fitted. Bathroom mirror.

Bathroom fittings' specifications:

Shower pan: Slip resistant, Arredo Acryl model. 170x70. Arredo Urban, chrome finish mixer tap. 190 cm high, fixed + flipper panel, tempered glass shower screen.

Unisan Luxor white, porcelain toilet with thermoplastic seat.

Unisan Easy, semi-pedestal bathroom sink. Arredo Urban, chrome finished mixer taps.

- **Kitchen**

Kitchen areas will be finished as with the rest of the sitting room space and will be fitted with an independent cooker hood. Kitchens will be furnished and come with electrical appliances.

- 900 mm high, high-capacity cupboards.

- 700 mm ground cupboards, plus 15 mm foot.

- Furniture door made of 19 mm melamine doors, matt finished, available in several colours.



- Cupboard interior finished in white, 16 mm melamine with adjustable height shelves.
- Blum hinges with stop.
- Caronte fully extendable drawers with stop
- Metal handle
- 3 cm, high-pressure, laminate worktops available in several colours
- Teka TB 6415 ceramic hob
- Teka TL 6310 hood

- **Terrace**

Grès ceramic flooring, façade-like wall finish.

- **Interior carpentry**

**Security front door**, lacquer finished with three-point locking system and peephole. (White)

**Hinged panel doors**, colour lacquered, with chrome plated handles and fittings. (White)

Colour lacquered, **hinged wardrobe** doors. Inside, they will be block-type, panelled in textile look melamine with shelf, bar and drawer. (White)

- **Paint**

Offices and communal areas in general will be painted in smooth, plastic matt finish, colour as required.

Service and installation areas will be painted in smooth, white distemper.



## **FACILITIES**

- **Air Conditioning**

A heat pump, air conditioning system will be used for offices, complemented by a recovered and renewed air ventilation system to ensure the desired temperature all year round. The exterior unit will be installed in the roof, while the interior installation will be fitted in the dropped bathroom ceiling. Hot and cold air will be distributed by means of a conduit network.

All systems will be fitted with thermostats.

- **Plumbing and drainage**

The **plumbing** installation will be of jacket insulated polyethylene pipes. It will include tapping points for bathroom and kitchen fittings. There will be a general stopcock and individual ones for wet rooms. Terraces will have taps fitted.

Drainage piping will be made of PVC, while downpipes will be sound proofed at joints and at points where they pass through formwork to ensure maximum soundproofing.

- **Sanitary hot water**

Hot water for each office will be produced and accumulated by means of hot water tanks fed by the communal sanitary hot water system produced by solar panels. Capacity 120 l.

- **Electrical installation**

Professional Offices will be fitted with lighting and power. Lights will be fitted in the bathroom. Terraces will be lighted and will have a watertight socket. Top quality devices will be fitted.

Communal areas, wet rooms and corridors will be fitted with LED lighting. Each office will be fitted with a video intercom.



- **Telecommunications installation**

Communal TV and FM aerial with teledistribution system, centralised installation and pre-designed to accommodate different satellite channels. (As per the applicable standard)

Professional Office rooms will be fitted with TV, FM and telephone and IT connection points.

Pre-installation of data with conduits per office. The complex will comprise two transformation stations.

## **COMMUNAL AND LEISURE AREAS**

- **Communal entrances, stairs and corridors**

**Entrance doors** will be made of reinforced metal/glass.

**Floors** will be paved with porcelain floor tiles in entrances and communal areas.

**Walls** will be treated with the materials as per the project image in entrances, with the rest finished in smooth paint.

**Lighting** will be triggered by presence sensors and sectioned into areas and spaces.

**Lifts** to the garage and all Professional Office floors will be sized in accordance with accessibility standards, be fitted with automatic stainless-steel doors and cabins will have an alarm and telephone service.

Houses will be fitted with **video intercoms**. All communal areas will have a skeleton key.



- **Garages**

**Garages** will be paved with continuous polished quartz concrete slab with parking spaces and traffic directions marked out.

**Walls** will be made of exposed concrete and be coated in plastic paint.

Lighting will be triggered by presence sensor and garage opening. Garage spaces will come prepared with the pre-installation for **charging points** for electric vehicles. Moreover, the garage will be fitted with ventilation, CO extraction, fire detection and protection **installations**.

- **Development interior**

There will be access control to the closed development. All pathways will be accessible and paved with printed/"jabre" or granitic sand/paving stone concrete. There will be sports and leisure facilities:

- Swimming pool for adults and children with changing room
- Sunbathing terrace
- Garden areas
- Children's playground
- Coworking spaces inside the building
- Gym with changing room
- 2 padel courts
- Bicycle area
- Garage entrance doors will be automatic and fitted with an anti-crush safety device, remote control and the ground will be paved in polished concrete.