

TECHNICAL SPECIFICATIONS

COMMUNAL AREAS, URBANIZATION:

- **Large enclosed landscaped** area, with pedestrian access.
- **Outdoor swimming pool with saline chlorination** equipped with toilets.
- **Perimeter video surveillance system.**
- **Bicycle parking** area.
- Equipped **gym.**
- Spa with sauna and water area.
- **Room for community use.**

BUILDING:

- **Waffle slab structure.**
- Exterior enclosures with air chamber and **acoustic thermal insulation.**
- Exterior façade finished with cement mortar and white paint.
- Front terrace railings in glass on upper floors and planters on ground floor terraces.
- Pitched roof with thermal insulation based on extruded polystyrene panel with thicknesses according to CTE (Spanish Technical Building Code), waterproofed with a layer of polyurea.
- **Parking and storage rooms** in basements.
- **Elevators** with access to basement.
- **Automated garage door** with remote control.
- **Contactless systems** at entrances.
- **Portals with top quality porcelain flooring** and wallpaper.
- **Communal staircases, porcelain stoneware flooring** and plaster walls with plastic paint.
- **Elevator lobbies matching floors of the dwellings, top quality porcelain floor** and plaster walls with plastic paint (color to be defined).
- **LED type lighting** in all **communal areas.**

FLOORING, VERTICAL AND HORIZONTAL FAÇADES:

- **Color laminate flooring** to be chosen by client from a maximum of three schemes in bedrooms.
- **Porcelain stoneware flooring in living room, kitchen and bathrooms.**
- **Anti-impact acoustic insulation** to reduce noise in lower dwellings
- Separation between dwellings with ceramic brick and PLADUR type plasterboard cladding or similar, to comply with regulations on thermal and acoustic insulation.
- **PLADUR type interior** plasterboard partitioning or similar.
- **Smooth plastic paint on horizontal and vertical walls in living room, bedrooms and kitchen.**
- **Combination of tiled ceramic material and painted areas** in **bathrooms.**
- **Water-repellent partitions** in wet areas and reinforcements for kitchen and bathroom furniture.
- **False plaster ceilings** throughout the house.

PLUMBING AND SANITARY APPLIANCES:

- **White vitreous porcelain appliances**, with mixer taps.
- **Furniture with built-in washbasin** in bathrooms and wall-hung washbasin in toilet.

- Wall hung toilet and bidet with concealed cistern in main bathroom.
- **Aerothermal hot water production.**

FACILITIES:

- **On terraces; electrical outlet and cold water.**
- **Centralized air conditioning** through a network of ducts, supply and return grilles in the living room and bedrooms.
- **TV and cable sockets** in living room and all bedrooms.
- **Fiber optic installation** from telecommunications box to the entrance of the house.
- **Installation of electronic video intercom.**

INTERIOR CARPENTRY:

- **Security entrance door.**
- **Matt white lacquered doors.**
- **Skirting** boards lacquered in matt white matching the doors except in bathrooms.
- **Wardrobes with mezzanine and hanging rail**, with **white lacquered doors.**

EXTERNAL WOODWORK:

- **Lacquered aluminium** or PVC in a colour to be defined and double glazing with air chamber.
- **Blinds** in rear bedrooms.

GARAGE:

- Troweled concrete floor.
- **Signaling and fire protection** according to regulations.
- **Storage rooms with light** point on the ceiling.
- Link with other floors through stairs and elevators.
- **Pre-installation for electric cars** according to regulations.

PENTHOUSES AND GROUND FLATS:

- **Pre-installation** and reinforcement of structure for installation of **Jacuzzi** in penthouses on rear terraces.
- **Pre-installation of chimneys** in penthouses.
- **Pre-installation for a Jacuzzi** jacuzzi in ground floor dwellings with a back garden, where dimensions permit.

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F A S E II