



## FOUNDATIONS AND STRUCTURE



Profound foundations of prefabricated piling and superficial foundations according to geotechnical pre-study with reinforced concrete structure complying the existing legal regulations. Designed with waffle slab, enforced compression layer of 5 cm of concrete and wire mesh and the earthing system that transfers a possible electrical charge outside of the property.

Structure of terraces of solarium and apartments are reinforced for the installation of jacuzzis.

## COVERINGS



The covering of the solarium will be flat and passable. It will be constructed gradient, with waterproofing, insulation and the floor finishing of ceramic tiles appropriate for exteriors. The solarium will be surrounded by glass railing.

The covering of installations will have the same configuration as the covering of solarium, even so, they will not be passable and will be finished by a layer of white gravel.

## FACADES



Facades will be covered by the combination of travertine marble cladding and green-toned marble with the partly continuous facing. The facade walls will be formed of an exterior facing (abated or continuous facing depending on the area), an exterior partition of ceramic hollow brick of 11 cm thick, thermal and acoustic insulation of 6 cm of polyurethane foam, air camera, ceramic partition walls and the outer covering. Terraces and solariums will be surrounded by a secure glass railing.

## PARTITION WALLS



Separations between apartments will be formed by double partition walls of ceramic brick with acoustic soundproofing and covered with gypsum inside. Divisions between internal spaces of the apartment of ceramic brick covered by gypsum on both sides or ceramic covering depending on the case.

## THERMAL INSULATION AND ACOUSTIC SOUNDPROOFING



Acoustic anti-impact soundproofing under the flooring of the apartments.

Acoustic soundproofing and thermal insulation in separations between different properties and between properties and common spaces.

Thermal insulation in the walls of the facades and in the coverings.

## EXTERNAL CARPENTRY AND GLAZING



Windows of aluminium in the colour of anthracite or similar, with thermal bridge breaking, double glazing including an air camera and solar control of the type "Guardian Sun". The glass will be reinforced below one meter of height. All the windows will be made of large sliding panels. They will have roller blinds with thermal insulation slats by electric control. The large windows will have roller blinds with extrusion slats by electric control according to the constructive project.

## INTERNAL CARPENTRY



Armoured entrance door of the apartment with the structure and frame of steel, lacquered on the inside and varnished on the outside with stainless steel handle.

White filled internal doors in smooth finish. All the doors with chrome-plated handles.

Built-in wardrobes with internal coating. Sliding or swinging wardrobe doors according to the project with the same finishing as the internal doors of the apartment. The wardrobes include a shelf for suitcases and a hanging bar for clothes.

## KITCHEN



Furnished with upper and lower furniture of great capacity. The countertop of "Silestone" type or similar. A stainless-steel sink with one opening and an adjustable chrome-plated mixer faucet. Included electronic household appliances: induction cooktop, oven, extractor hood, microwave, paneled dishwasher and fridge.



## FLOORING, TILES, CEILINGS AND COLORING

Flooring of ceramic tiles in all the apartment and premium quality ceramic tiles with anti-slip treatment for exteriors in terraces and solariums.

Premium quality ceramic tiles in bathrooms and toilets of the big size.

Plasterboard type false ceiling in common areas and wet areas.

The ceiling of terrace partly coated with a mortar filling and partly consisting of a plasterboard type false ceiling for exteriors.

Ceilings and walls of the apartment covered with a plastic flat white paint.



## BATHROOM EQUIPMENT AND FITTINGS

Bathroom equipment of premium quality white vitrified porcelain with hanging toilets.

Floor-level built-in shower trays with non-slip coating and integrated shower screen.

Hanging washbasin cabinets with chrome-plated mixer faucets.



## ELECTRIC INSTALLATIONS, TELECOMMUNICATIONS AND VIDEO INTERCOM

Electric installations appropriate for a higher degree of electrification (9.2 Kw). Internal installation with premium quality mechanisms.

Fiber optic installation with the data access points RJ45 in the living room and all the bedrooms.

TV access points in all the bedrooms, living room, terrace and solarium.

Common TV and parabolic antenna allowing access to broadcasts in various languages.

Domotic control of the property lighting and the electric control of the window blinds.

Automatic video intercom at the main entrance.



## CONTROL OF TEMPERATURE AND VENTILATION

Hot water via aerothermal monobloc heat pump system. Air conditioning by heat pump (hot / cold) controlled by independent digital thermostat by floors depending on the case.

The bathrooms will be equipped with electric underfloor heating controlled by a digital thermostat.



## RESIDENTIAL AREA

A closed residential area according to the project design with a controlled access.

The common areas are organized in different terraces staggered by cyclopean stone walls and natural masonry. Each terrace or platform includes gardening and interconnected walkways. The platform or the highest terrace counts with the pool and social meeting area and the followings are organized with the gardening and pedestrian path.

The common area is divided into two large areas on each side of the Valley. These two areas will be united by a large pedestrian walkway that is itself an icon of the project. Each of these common areas corresponds to one phase of the project. And each of them has an outdoor swimming pool for adults and children, a children's play area, as well as social meeting areas and a paddle tennis court. For the whole project there will be a heated indoor pool, gym and Finnish sauna that will be located in the second phase.



## PARKING SPACES

Each property has a private parking space and storage room.

The access to the residential area is through a sliding gate operated by an automated opening system via remote control.

\*The information contained in this document is illustrative and may be subject to changes on the bases of the criteria established by the supervising management.

