

BUILDING SPECIFICATIONS

The art of an exceptional existence

Each of the twelve residences is a statement of principles: building with meaning, accuracy and a commitment to legacy, prioritizing comfort, efficiency, and respect towards their environment.

These specifications detail the building materials, systems, and solutions that give shape to the project. Each decision is the result of a rigorous process of analysis and selection, where quality, durability, sustainability, and aesthetics all play a role. Nothing is standard. Nothing is superfluous. Everything responds to one purpose: to offer an unparalleled life experience.

From sustainable architecture to artisan finishes, from landscape integration to energy-efficient systems, this project has set a new standard: one of timeless architecture that lives, breathes, and is passed on.

STRUCTURE AND PARTITIONING

The technical basis of an exceptional project

1. Reinforced slab foundation and reinforced concrete walls in basements. Main structure of reinforced concrete in beams, pillars, slabs, and walls, per current regulations and the technical building code (CTE).
2. Main enclosure consisting of reinforced concrete walls, with thermal and acoustic insulation on the inside, an air chamber, and cladding with laminated plasterboard, fixed with metal profiles.
3. Division between dwellings consisting of reinforced concrete walls and installation of thermal and acoustic insulation, clad with laminated plasterboard sheets on both sides and mineral wool panels, fixed with metal profiles.





Reinforced concrete walls



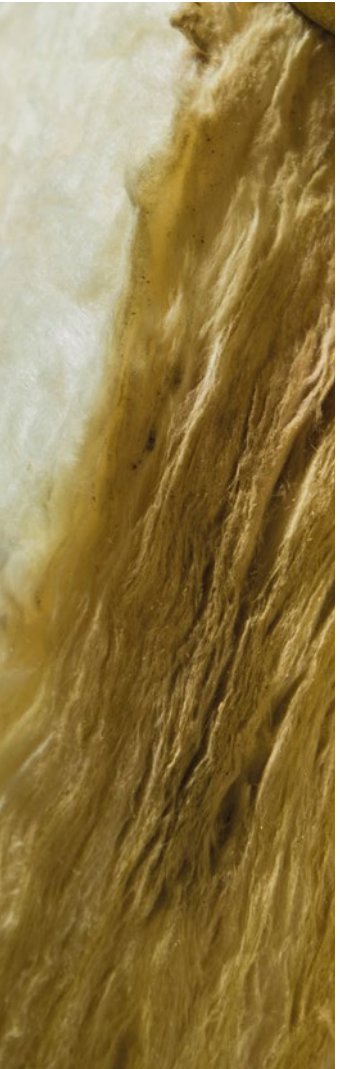
Thermal and acoustic insulation



Plasterboard sheets



Metal profiles



Mineral wool panels

FACADE

Ventilated façade

On the west, east, and north facades, there is a ventilated facade system with aluminum profiles, mineral wool insulation, and large-format porcelain tiles (80x300cm).

Large-format porcelain tiles

The rest of the exterior walls will have large-format porcelain tiles (80x300cm) installed directly onto the reinforced concrete using an adhesive cement specifically for exteriors.

Terrace beams/Mobile lattice support beams

Metal-colored aluminum composite.

Glass balustrade

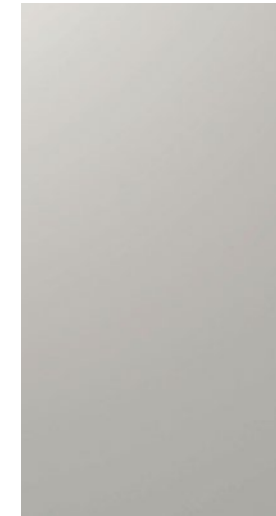
Clear tempered glass with aluminum side fix.

Windows

Thermopane aluminum frames with thermal break: double-glazed with air chamber, anthracite-colored aluminum frame, complying with current regulations on safety, and thermal and acoustic insulation. Concealed bottom rail. Minimalist frame line for maximum vision in the living room, dining room, and master bedroom. Traditional frames in other areas, secondary bedrooms, and bathrooms. Safety glass in ground floor windows and sliding doors.



Large-format porcelain tiles



Terrace beams/Mobile lattice support beams



Ventilated façade



Glass balustrade



SUN PROTECTION

Solutions for thermal and visual comfort

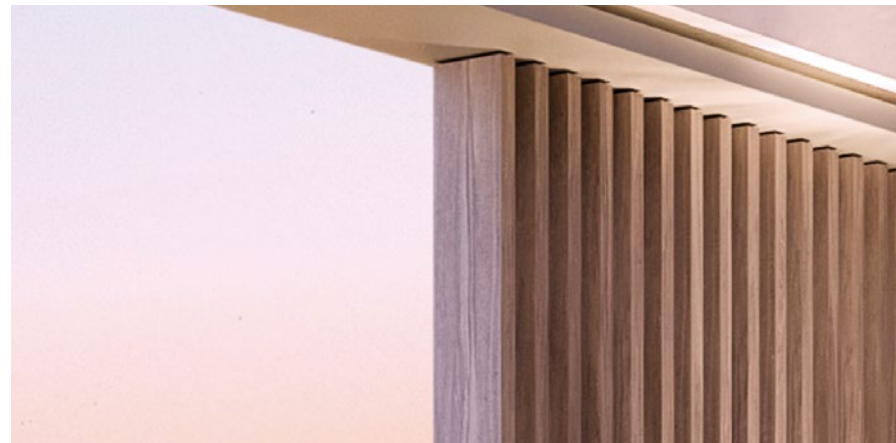
1. Automated bioclimatic pergola to control sunlight on living room terraces.
2. The dining area, bedrooms, and secondary bathrooms will have sliding (sunshade) screens to control sunlight and privacy in indoor areas.
3. Motorized indoor roller blind, with concealed cassette in false ceiling and side tracks.



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SURFACES

Interiors

1. Bottega Acero L. large-format porcelain ceramic tiles by Porcelanosa (120x120cm) for indoor flooring.
2. Fiori Di Bosco large-format porcelain ceramic tiles by Porcelanosa (120x270cm) for wall surfaces in main bathrooms.

Exteriors

3. Bottega Acero exterior large-format porcelain ceramic tiles by Porcelanosa (120x120cm), with non-slip finish, on dwellings' exterior terrace surfaces.
4. Bottega Acero porcelain ceramic tiles by Porcelanosa (60x60cm), with non-slip finish, on dwellings' pool surfaces.
5. Synthetic wooden decking on exterior areas for pool loungers.



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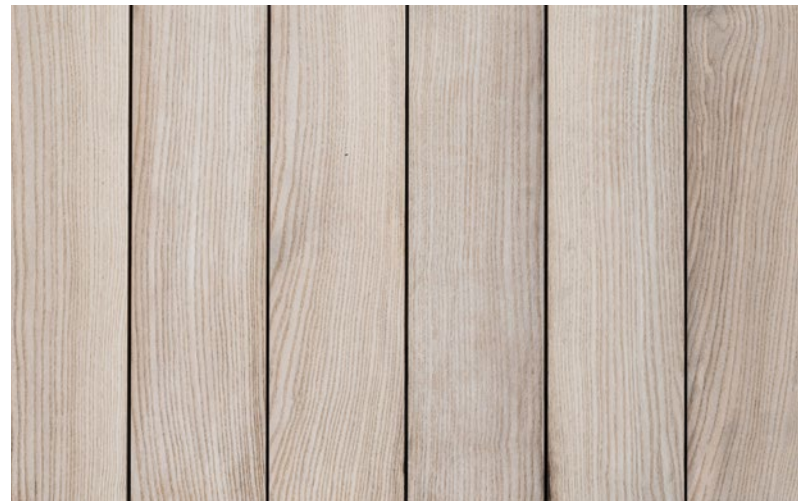
PORCELANOSA



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CARPENTRY INTERIOR

1. Access door to the dwelling from the shared stairway and elevator in solid wood.

2. Interior doors in solid wood, hinged and sliding depending on the project design. Hardware with concealed hinges and magnetic closure. In matte black. Master key system, allowing each owner to access their dwelling, storage room, vestibule, garage, and common areas using just one key.

3. Built-in closets in all the main bedrooms with glass, wood, and hanging rails; wooden dressers and shelves in wood and glass. Closets covered with wood inside and integrated LED lighting inside, according to the project design. Sliding doors to the closet in solid wood.

4. Built-in closets in all the secondary bedrooms and hallways with hanging rails, dressers and shelves in wood, covered with wood inside, wooden hinged or sliding doors and integrated LED lighting inside, depending on the project design.



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BATHROOMS

1. Glass screens in secondary and main bathroom showers, glass screen in toilet area in main bathroom.

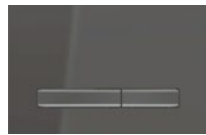
2. White wall-hung toilet with deep flush for built-in cistern, with soft-close seat and concealed overflow. Built-in cistern with odor removal system and front-facing flush. Integrated dual flush with matte black finish and bidet spray.

3. High-end faucets consisting of a built-in single-lever mixer for the washbasin in the main bathroom, toilet, and the secondary bathroom countertop. Single-lever wall faucet for the shower, two-way Rapid-box built-in single-lever faucet kit for the shower in matte black, with ceiling-suspended shower head.

4. Guest bathroom with pedestal washbasin and ceiling-mounted faucets (with customizable options).



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BATHROOM FURNISHINGS

Functionality and design

The bathrooms will have a single-bowl washbasin, made of porcelain.

The lower bathroom cabinet will have two doors in hand-carved open-pore oak, sandblasted with wax varnish and with an extra-matte natural-colored finish.

Mirror in all bathrooms with integrated lighting and anti-steam system.

Lighting in bathrooms with built-in spotlights in false ceilings and LED strip lighting depending on project design.

KITCHENS

Equipment and aesthetics in harmony

- Dark wood furnishings.
- Naturamia Amarula-style stone on island.
- Countertop in graphite-colored stone or in the color of the kitchen.
- Copper-colored QUOOKER faucets (boiling water tap, sparkling water, and filtered water with tank).
- Free height in kitchens: 2.60m.
- High-end kitchen design in the style of SieMatic, Valcucine, KÖK Studio or Porcelanosa. Definitive images will be in accordance with the supplier's choice.





APPLIANCES

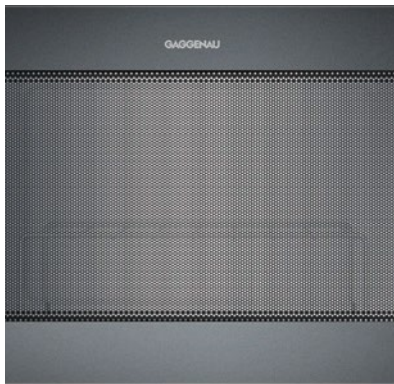
GAGGENAU

1. 80cm flex induction cooktop from the 200 series with integrated extraction system. CV282101.
2. 60x60cm oven from the 200 series. Door hinge: right-side and anthracite grey. BOP220102.
3. Integrated microwave oven from the 200 series. Door hinge: right-side and anthracite grey. BMP224100.
4. 60cm sliding door dishwasher from the 200 series. DF271101F.
5. 212.5x90.8cm Vario fridge-freezer from the 400 series.

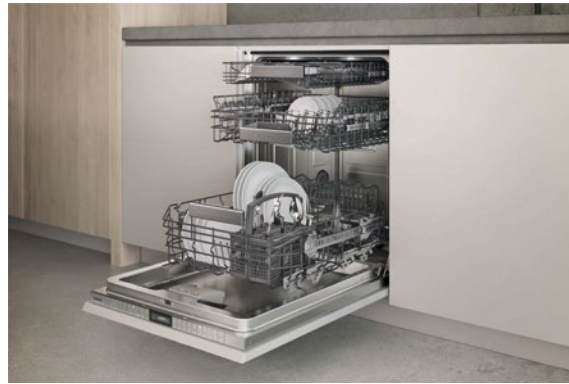


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LAUNDRY

Modular furnishings with separations for white clothing, dirty clothing, and counter with washbasin and faucet, including vertical units, wash tower (washer/dryer), and countertop units in Krion (integrated sink).

Miele-branded wash tower (washer/dryer) or Gaggenau undercounter washer and dryer.



ELECTRICAL INSTALLATIONS

1. Electrical installation and telecommunications throughout the dwelling comply with current legislation.
2. Photovoltaic modules installed on roofs to produce electrical energy for own use or to feed into the grid.
3. Electric mechanisms by Schneider in anthracite.
4. One electric charging point installed in the car park per dwelling.



KITCHENS EXTERIORS

- STEEL stainless steel barbeque.
- STEEL panel-ready dishwasher.
- Panel-ready outdoor refrigerator.
- Countertop in Xtone.
- Built-in wine rack.

EXTERIORS: POOLS

- Private pool for each of the dwellings.
- Purification system using salt electrolysis.
- Bottega Acero non-slip porcelain ceramic end.
- Automatic control LED lighting.



GARDENS

- Landscape design that incorporates low water consumption species and artificial or natural grass, customizable by the client.
- All garden areas feature an automated irrigation system and a drainage system that is individualized for each separate unit.



AIR CONDITIONING AND THERMAL COMFORT

1. Hot water in the bathroom produced with individual aérothermal generators for each dwelling to ensure a highly energy efficient installation.
2. VRV air conditioning devices installed on the sundeck in each separate unit and in the shared hallway.
3. Air conditioning using fan coil units, installed in bedrooms and in the kitchen-dining-living area.
4. Mechanical ventilation and air recirculation system, with a SIBER DF EVO 2 and SIBER AIRY system, with F7 filter (high filtration of pollen, spores, mold, fine particles, bacteria, and certain viruses).
5. Underfloor heating.



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HOME AUTOMATION

Full control of the dwelling and installations for comfortable usage and improved energy efficiency

- 1.** The dwellings will have a KNX home automation system by Schneider.
- 2.** DIMMABLE lighting inside the home.
- 3.** Color control of the pool lighting.
- 4.** UP/DOWN blinds and shutters.
- 5.** Bioclimatic pergola control.
- 6.** Ambient control (air and underfloor heating) with a single thermostat (by zone). AIRZONE system.
- 7.** Control of fancoil and direct expansion units.
- 8.** Separate or combined VRV and underfloor heating (thermal regulation ON/OFF).
- 9.** Aerothermal hot water system (ON/OFF and hot water temperature).
- 10.** Recirculation pumps (control and status).
- 11.** Ventilation system control (ON/OFF and monitoring).
- 12.** Create settings:
 - General ON/OFF centralized control.
 - Create settings both generally and by room.
 - Automated exterior lighting.
- 13.** Technical alarms with notification alerts:
 - Flooding.
 - Smoke.
- 14.** Use the video intercom screen as the home automation interface (display) for the entire system. The video intercom will operate locally and remotely.
- 15.** Home automation control both on site (user screens) and remotely using the mobile App or PC.



SECURITY

Technology for protection

- Alarm control panel with keypad.
- Bullet and mini dome cameras on the perimeter of the dwellings and common areas.
- Facial recognition access control.
- License plate recognition camera at vehicle access points.
- Infrared barriers at open windows and doors.
- Magnetic control at entrance door.
- Panic buttons in dwellings and bedrooms. In ground floor dwellings, these will be in the basements.
- Movement detector on roofs (entrance, bedrooms, and living room).
- Reinforced door at staircase entrance and armored door at elevator entrance. (The entrance doors to basements in ground floor dwellings are also armored).
- Ollé (or similar) high-security (G3 or higher) safe, with customizable finish.



HOME CUSTOMIZATION

Unique spaces that
transcend time

The project provides the opportunity to customize interior spaces, furnishings, and/or decor elements with professional advice, ensuring aesthetic coherence and functionality.

To ensure that each residence meets the needs of its owner, without sacrificing either quality standards or the overall architectural vision of the entire building.

If any of the models or materials specified is not available from the manufacturer, they may be replaced with something that is the same or of a higher quality, within the same brand and category, always maintaining the standards of excellence set out for the project.

This document is for informational purposes and is not binding; it is not an offer and the images, infographics, and indoor decor elements shown are merely illustrative. They are subject to change during the course of technical or legal work or at the discretion of the Project Management and/or Sales Department, and are not contractually binding. The furniture and decorative elements are only shown for reference purposes to give an idea of the size of the spaces and will not be included under any circumstances. The binding information about the development and dwellings is included in the Summary Guide.

