Residential More

QUALITY SPECIFICATIONS

Residential complex with multi-family residences, parking spaces and swimming pool.

Structure

Reinforced concrete structure in accordance with current regulations.

External Enclosures

Façades clad in grey natural stone with honed finish and Fila water-repellent (Hidrorep) and oil-repellent (Filafob) treatment. The façade cladding will be fixed using adhesive mortar and mechanical fixings in accordance with CTE requirements. The internal face will be lined with plasterboard partitioning finished with double boards and studs every 40 cm; the 46 mm cavity will be filled with rock wool to meet required acoustic and energy performance standards.

Exterior Joinery

Main Façades:

TECHNAL LUMEAL GA sliding doors or similar, made from extruded aluminium alloy EN AW-6060 suitable for anodising, compliant with EN 573-3, with dimensional control according to EN 12020-2 standard, with T6 temper in line with UNE-EN 515 standard.

Profile extrusion complies with UNE-EN 755-2 mechanical property standards. Thermal break via polyamide 6.6 rods reinforced with 25% fibreglass, fixed to aluminium profiles. Frame and sash sections: 106 mm and 41.3 mm respectively for 2-rail systems, and 157 mm depth for 3-rail multi-leaf sliding versions.

- Air permeability: **Class 4** (EN 12207 / 1026)
- Watertightness: **Class 7A** (EN 12208 / 1027)
- Wind resistance: **Class C3** (EN 12210 / 12211)
- Burglar resistance: **Class RC3** (EN 1627:2011)
- Traffic noise insulation: **up to 37 dB (Tr)**

Rear Façades:

Hinged/tilt-and-turn windows and balcony doors with visible sash, model TECHNAL SOLEAL NEXT FZ65 or equivalent, made from extruded aluminium alloy EN AW-6060 suitable for anodising, compliant with EN 573-3, with dimensional control according to EN 12020-2 standard, with T6 temper in line with UNE-EN 515 standard. Profile extrusion complies with UNE-EN 755-2 mechanical property standards.

- Air permeability:
  Class 4 (EN 12207 / 1026)
- Watertightness:
  Class E1500 (EN 12208 / 1027)
- Wind resistance:
  Class C5 (EN 12210 / 12211)
- Hardware durability:
  Grade H3 | 20,000 cycles
  (EN 13126-8:2018)
- Hardware corrosion resistance:
  Class 5 (EN 1670:2007)
- Burglar resistance:
  Class RC2 (EN 1627-2011)
- Traffic noise insulation:
  up to 44dB(Tr)

Double glazing with air cavity (Climalit type), laminated where required. Low-emissivity, solar control, and acoustic insulation ('Silence') glass.

GARDA AP 200 SPECIAL railing system or similar, manufactured with extruded aluminium profile in EN AW 6063 T6 alloy (dimensions 162 x 117 mm) for fixing onto the floor slab. Specific accessories called 'clamps' (PZ) allow for alignment, adjustment and secure fixing of the glass panels, with ±20 mm vertical adjustability.

System also includes compatible silicone gaskets.

Vertical roll-up screen-type awnings on sea-facing terraces. Highly tear-resistant screen fabrics. The fabric is guided laterally along the entire height without losing tension so it can withstand even strong winds.

Motorised operation with mechanical or electronic limit switches or RC.

Sliding louvre shutters in rear façades made from engineered wood.

Internal Joinery

Reinforced front door with lacquered wood finish, security lock and optical peephole, smooth finish with full-height fixed panel or similar.

Interior doors in white lacquered wood finish, concealed hinges and Olivari brand handles.

Modular built-in wardrobes with flush doors in white lacquered wood finish.

Wall and Floor Finishes

Gris Zarci natural stone flooring throughout or similar.

Thassos marble wall cladding in bathrooms or similar.

Smooth plastic paint finish to walls and ceilings.

Kitchens

Kitchen units by Poliform / Molteni with high and low cabinets offering high capacity.

Stone or similar material for worktop and kitchen unit fronts.

Stainless steel sink with swivel, extendable mixer tap.

Gaggenau/Miele brand appliances: induction hob, dishwasher, built-in oven and microwave.

Common Areas

PEntrance halls and common areas of the building lined and finished with high-quality noble materials.

Kone brand electric lifts with automatic doors.

Underground parking spaces and storage rooms, with motorised access gates and remote control.

Landscaped internal urbanisation providing access to the residences.

Community swimming pool with sun deck lined with glass mosaic tiles. The stone paving of the sun deck will be installed as a floating floor on pedestals.

Provision for electric vehicle charging points in the car park.

Lighting

FLOS lighting system integrated into the home automation of each residence.

Fireplace

Gas fireplace in the living room of each residence.

Facilities:

Pool Outdoor pool with VIDREPUR glass mosaic tiling as per project plans.

SPA KLAFS sauna with natural wood interior finish.

KLAFS steam room with VIDREPUR glass mosaic interior.

Gym Professional gymnasium with cutting-edge equipment from brands such as Technogym, Concept 2 and Rogue.

Elevator

KONE MonoSpace 500 lifts, with 8 people capacity or 630 kg. Speed of 1m/sec.

nterior cabin dimensions of 110cm x 140cm. KSC675 signage with black and white LCD display.

Satin stainless steel door leaves. KSL 670 flush-mounted control panels.

Installations

All thermal energy (hot water, underfloor heating and air conditioning) supplied by high-efficiency Aerothermal heat pump.

High-efficiency heat recovery ventilation system for indoor air renewal.

Indoor ventilation and air renewal system through a high-efficiency heat recovery unit.

Installation of solar PV panels with peak capacity of 10–15 kW (up to 50% energy savings).

Home automation of all main installations in the residence (lighting, climate, ventilation).

Expected Energy Rating: B.

Regarding installations, systems are implemented that provide the residence with a high level of quality and comfort, as well as efficient consumption.

Air Conditioning and Ventilation

Zoned air conditioning with indoor units with duct distribution and independent thermostat.

A ventilation system will be provided through a high-efficiency heat recovery unit, equipped with modbus-KNX communication modules to integrate the ventilation system into the KNX management of the residence.

The installations have been designed to provide the house with a high level of quality and comfort, as well as efficient use of energy.

Ventilation/extraction vents will be provided in wet rooms.

The ducts for the air conditioning systems will be executed with high-density rigid panels of insulating material (glass wool), from the Climaver Neto range by ISOVER, in accordance with UNE_EN 13162, with a thickness of 25 mm.

Duct sections are dimensioned by limiting flow speeds in order to minimise airflow noise and reduce the sensation of air current in the rooms.

Linear air diffusion grilles will be integrated into the aesthetics and interior design of the residences.

Heating

Underfloor heating system with independent thermostats per zone, integrated for both heating and air conditioning.

Possibility of combined operation of the underfloor heating and air conditioning units for winter mode.

Private Outdoor Swimming Pools

Pre-installation for heating the water in the outdoor pool, in order to extend the swimming period by means of inlet nozzles with hot water output in the floor (includes plate heat exchanger dimensioned for 26–27°C degrees to extend bathing season extension).

Also includes provision for cover system if installed.

Home Automation

The following areas of the residence will be automated:

- Lighting
- Air Conditioning and Ventilation

These installations will be integrated into the KNX system (based on European ss-tandards) in the aforementioned areas. All KNX management can be carried out with a personalised app using a grinder web server or similar.

KNX Installation Configuration

The integrated KNX installation is confi-gured at a basic level, so that the owner can start using it immediately. Changes or improvements to the KNX system can be introduced easily, adapted to the end user of the residence.

Zone lighting controlled via local push-bu-tton switches.

The KNX system can be managed remote-ly through the 'Comfort click' automation control app. It is configured at a basic level for delivery, with the following functions: Zone lighting control and ON/OFF for the entire residence.

The anti-intrusion alarm system is sepa-rate from the KNX system, integrated and managed by a specialist company.

Independent climate control thermostats in each room via a Jung LS 990 room con-trollers (white), with ambient temperature sensors and integrated control for devices (e.g., lamps, scene memory, etc.)

Each residence will have a tablet unit or general screen with wall support for visua-lisation of the KNX system, and with video door entry function.

The air conditioning system is managed through the Jung-KNX visualisation and control system.

Plumbing Installation

Main plumbing distribution in polypro-pylene pipes with thermal insulation using Armaflex-type elastomeric foam sleeves compliant with RITE.

Pipework has been dimensioned for water flow speeds of less than 1.5 m/s to reduce noise in the installation.

Shut-off valves are installed in wet rooms, located in access panels in false ceilings. Distribution to sanitary fittings is carried out from manifolds at the outlet of the shut-off valves, using cross-linked polye-thylene (PE-X) pipe.

Drainage Installation

PVC pipework will be used for underground drainage, and sound-insulated polypro-pylene piping for suspended collectors running inside the residence.

The sound insulation of these collectors will be reinforced at key points using the FONODAN system or similar, or encasing with rigid rock wool.

Taps	DORNBRACHT brand taps are planned.
Sanitary Ware	DURAVIT brand sanitary ware is planned.

Acoustic Conditioning

Targeted acoustic insulation will be carried out in bedrooms and living rooms, identifying critical points in the drainage installation (bends in suspended drainage pipes) and insulating the pipes with Fonodan acoustic insulation roll and plasterboard enclosures or shapes filled with sprayed polyurethane foam.

In-wall sanitary fittings (for example, mixer taps) will also b acoustically insulated if adjacent to habitable rooms.