

• Project • Santa Catalina •

TECHNICAL SPECIFICATIONS

Lobby and landings

- Lobby area panelled in melamine colour Alondra by Dica.
- Lobby's suspended ceiling made of thermally-treated pine slats.
- Porcelain tile flooring, GRANITE CREAM series, 75x75 cm.
- Reception's counter with DEKTON ARGA worktop, and sides with XLIFE GRANITE CREAM large-format porcelain tiling.
- Storage room in the reception's area for parcel service.
- Video intercom for lobby access with access control system by screen and mobile devices
- Lift equipped with Premium finishes and emergency alarm system.
- Perimeter lights integrated in ceilings and activated by motion detectors in hallways.

Common areas

- Illuminated infinity pool. Water curtain located in the rear courtyard of the building.
- Solarium areas in the rear courtyard of the building surrounded by gardens with local vegetation.
- Gym located in the inner courtyard of the building, fully equipped and connected to the common areas of the building by large Glass walls.

Exterior carpentry and railings

- Exterior carpentry in aluminium with Thermal bridge break and high acoustic performance glass with RAL 8017 finish. Strugal carpentry systems, S64RP series for casement windows and S88RP series for sliding windows.
- The penthouse terraces are fitted with Otiima's minimalist Axferro series with recessed Built-in and guides.
- Includes low-emissivity double glazing with air chamber (90% argon).
- Forged iron railings lacquered in the same colour as the carpentry.

Facade and roof

- Ventilated facade system alternating large-format Xlife Granite Cream porcelain tiles with concealed clamp and Zinc cladded in a Red Pigment finish.
The ventilated air chamber created between the outer and inner leaf allows air to circulate, improving the thermal conditions inside the dwellings.
The ventilated facade favours energy savings and thermal comfort by facilitating the cooling of the building in summer and the control of heat dispersion in winter.
- Paved roof with WaterStop waterproofing and XPS insulation.

Structure

- Micropile foundations and reinforced concrete foundation slabs.
- Solid concrete slabs on the ground floor and roof.
- Reinforced concrete waffle slabs on the rest of the Levels.

Partitions

- Interior partitions: Interior partitions, will be made with self-supporting laminated Plaster-panel partitions and acoustic insulation with flexible mineral wool panels.
- Separation between houses: Double self-supporting partition wall with double laminated plaster-panel and acoustic insulation by means of flexible mineral wool panel.

Basement and garage

- Parking spaces with recharge point for electric vehicles.
- Storage rooms with metal door
- Bicycle stands

Inside your home

1. Carpentry

- Armoured entrance doors.
- Interior doors in lacquered MDF 3.5cm thick
- Modular wardrobes installed in melamine

2. Installations

2.1 Ventilation

- All homes have a ventilation system that guarantees the healthiness of the air and is equipped with a high efficiency heat recovery unit.

2.2 Air-conditioning System and DHW

- Underfloor heating system
- Ducted hot and cold air-conditioning system
- High efficiency hot water production system using an Aerothermal inverter heat pump that supplies the underfloor heating system, DHW and ducted air conditioning.
- Remote control and maintenance system of the air conditioning installations by means of a web application on mobile devices.
- The air-conditioning units have an **A++** energy label.
- Sanitary Hot Water production equipment has an **A+** energy label.
- Ventilation equipment with energy label **A**
- Overall energy rating of the building **B**

2.3 Electrical installation

- Electrical installation according to The Low Voltage Electrical Regulations with independent circuits for air conditioning, washing machine/heater, lighting, kitchen/oven, Power sockets in general and in wet rooms.

2.4 Partition walls

Interior partitions inside the houses will be built with a self-supporting structure on an acoustic band to which a plate is screwed on each side, PLADUR, KNAUFF, PLACO system. Acoustic insulation by means of flexible mineral wool panel.

Your home CUSTOMIZATION

1. LIGHT

1.1. FLOORING

1. Housing:

- Porcelain tile flooring 75x75 GRANITE CREAM series by CIFRE.

2. Kitchen:

- Porcelain tile flooring 75x75 GRANITE CREAM series by CIFRE.

3. Bathroom/Toilet:

- Porcelain tile flooring 75x75 GRANITE CREAM series by CIFRE.

1.2. WALL CLADDING

1. Bathroom/Toilet:

- Tiling with porcelain tiles 40x120 GRANITE CREAM series by CIFRE.

1.3. BATHROOM FITTINGS

Fittings

Sink: NAIA series by ROCA.

Concealed single-lever mixer tap, chromed titanium finish

Shower:

- Chromed built-in single-lever mixer tap NAIA series by ROCA
- Hand shower: Chromed Stella Stick Round by ROCA
- Chromed Rain Sense shower head ø25 with fixed bracket and Metallic Neo-Flex by ROCA

Shower tray:

Walk-in shower with porcelain tiled Flooring

Toilet:

- Floor-mounted white toilet with Built-in cistern ICON model by GEBERIT.
- Concealed cistern Sigma 8 model by GEBERIT
- Chromed double flush button, Sigma 30 model by GEBERIT.

Vanity unit and sink::

Unit ZERO series by DICA, white laminate with 2 drawers, door and resin top with integrated washbasin, model VITA by DICA.

Backlit mirror.

1.4. KITCHEN FURNITURE/EQUIPMENT

Furniture:

- White Countertop ZEUS EXRTEME by SILESTONE
- Fittings: Chromed single-lever kitchen mixer tap GLERA by ROCA
- Furniture: White laser-edged melamine.

Appliances:

The kitchen will be equipped with the following appliances: vitroceramic hob, oven, and integrated extractor hood:

- Glass-ceramic hob for worktop, SIEMENS, BOSCH brand or equivalent.
- Conventional integrated electric oven, SIEMENS, BOSCH brand or equivalent.
- Extractor hood unit with 1 suction pump motor, PANDO brand or equivalent

1.5. SUSPENDED CEILINGS

- Houses:

- Suspended continuous false ceilings using laminated Plaster-panel with acoustic insulation in rooms with machinery, executed with multilayer panel and polyester layer.
- False ceiling cove for integretad LED lighting, and curtains. Linear LED lighting not included.

- Balconies on main facade:

- Suspended false ceiling made of Thermally-treated pine slats.

1.6. OTHERS

- Interior doors lacquered in white.
- Chrome-finish partition walls.

2. SHINE

2.1. FLOORING

1. Houses:

- Porcelain tile flooring 30x180 series OXFORD rectified wood colour OAK by CIFRE.

2. Kitchen:

- Porcelain tile flooring 75x75 series STATUARIO MATE, by CIFRE.

NOTE: This flooring can only be laid in those houses with peninsula or L-shaped bench. (P1-2-3: houses 2-8-14/5-11-17; P4: houses 19/20/21/22; P5: houses 23/24/25). In the rest of the houses, the living room floor will be continued in the kitchen.

3. Bathrooms:

- Porcelain tile flooring 75x75 series STATUARIO MATE by CIFRE.

2.2. WALL CLADDING

1. Bathroom

- Tiling with porcelain tiles 40x120 series STATUARIO MATE by CIFRE.

2.3. BATHROOM FITTINGS

Fittings:

Sink: NAIA series by ROCA.

- Built-in single-lever mixer tap for sink in Everlux Black Titanium finish

Shower:

- ROCA's NAIA Series Everlux Black Titanium single-lever concealed mixer tap.
- ROCA Stella Stick Round Everlux Black Titanium hand shower.
- Chromed Rain Sense Everlux Black Titanium Black Titanium ø25 ABS shower head by ROCA, with fixed bracket and Metallic Neo-Flex.

Shower tray:

- Walk-in shower with porcelain tiled Flooring.

Toilet:

- Floor-mounted white toilet with built-in cistern ICON model by GEBERIT
- Concealed cistern Sigma 8 model by GEBERIT
- Black double flush button, Sigma 30 model by GEBERIT.

Vanity unit and sink:

KUBE series unit by DICA, natural oak wood with 2 drawers, door and resin top with integrated Sink, model VITA by DICA.

Backlit mirror.

2.4. KITCHEN FURNITURE/EQUIPMENT

Kitchen furniture:

- CALACATTA STATUARIO VERSILIA countertop by ABKSTONE.
- Furniture: DICAS's furniture in a combination of natural wood and lacquered ALONDRA colour.
- Fittings: Black single lever mixer tap for kitchen, model MENCIA by ROCA

Appliances:

The kitchen will be equipped with the following appliances: vitroceramic hob and oven:

- Glass-ceramic hob for worktop, MIELE brand or equivalent.
- Conventional integrated electric oven, MIELE brand or equivalent.

2.5. SUSPENDED CEILINGS

Houses:

- Suspended continuous false ceilings using laminated Plaster-panel with acoustic insulation in rooms with machinery, executed with multilayer panel and polyester layer.
- False ceiling cove for integretad LED lighting, and curtains. Linear LED lighting not included.

Balconies on main facade:

- Suspended false ceiling made of Thermally-treated pine slats.

3. GLAM

3.1. FLOORING

1. House:

Natural oak wood flooring laid in herringbone pattern. Parquet Trendtime 3 colour Oak Nougat brand Parador or similar.

2. Kitchen:

Large format porcelain tile flooring 120x120, XTONE LIEM BLACK series by PORCELANOSA (Pietra Grey marble for the Natural version).

3. Bathroom/Toilet:

Large format porcelain tile flooring 120x120, XTONE LIEM BLACK series by PORCELANOSA (Pietra Grey marble for the Natural version).

3.2. WALL CLADDING

1. Bathroom/Toilet:

Tiling with large format 120x250 porcelain tiles, XTONE LIEM BLACK series by PORCELANOSA (Pietra Grey marble for the Natural version).

3.3. BATHROOM FITTINGS

Fittings:

Sink:

- Built-in single lever Mixer tap for sink in matt black finish Model A-LE23 by "ICONICO" or similar.

Shower:

- Built-in fittings and hand shower Model D-I1 matt black colour by ICONICO.
- Shower head: Model DR-300 matt black colour with ceiling connection from ICONICO.

Shower tray:

-Walk-in shower with wood cladding by TEKA.

Toilet:

- Wall-hung Anthracite coloured toilet with concealed cistern model 4ALL by GLOBO.
- Concealed cistern model Sigma 8 by GEBERIT.
- Black double flush button for concealed cistern

Vanity unit and sink:

- Double sink vanity unit made of Arabescato Orobico marble and lower modules in walnut wood or similar.
- Wall unit consisting of 3 modules with mirror, backlit at the top and bottom.

Screens with aluminium profiles and fittings in black finish.

3.4. KITCHEN FURNITURE/EQUIPMENT

Furniture:

- Mitred Countertop XTONE series, colour LIEM BLACK, brand "PORCELANOSA". (Pietra Grey for the Natural version).
- DICA's Milano 45 Kitchen furniture, anthracite coloured wall and base units, panelled appliances with natural wood. Integrated Hit extractor hood included.

Appliances:

- Vitroceraic hob for countertop, GAGGENAU brand or similar.
- Pyrolytic oven GAGGENAU brand or similar.
- Built-in microwave oven.

3.5. SUSPENDED CEILINGS

- House:

- Suspended continuous false ceilings using laminated Plaster-panel with acoustic insulation in rooms with machinery, executed with multilayer panel and polyester layer.
- False ceiling cove for integrated LED lighting, and curtains. Supply and installation of linear LED lighting included.
- Perimeter plaster moulding on ceilings and walls.

-Balconies main facade:

- Suspended false ceiling consisting of Thermally-treated pine slats.

3.6 OTHERS

- Black aluminium folding doors and black opaque glass.