

QUALITY SPECIFICATIONS

1. FAÇADE

Exterior Façade

- Industrialized system by PORCELANOSA BUTECH with 60x120 cm ceramic tiles.
- Multilayer panels with metal structure, mineral wool insulation (9 cm), waterproof sheet, and plasterboard panel.
- Ceramic tiles fixed with concealed clips and polyurethane adhesive.
- Neoprene joints (22 mm) and between tiles (10 mm).

Frames and Exterior Carpentry

- Metal subframes integrated into the façade modules.
- Reynaers CS 77 aluminum joinery with thermal break offering:
 - Thermal and acoustic insulation.
 - Security up to RC3 class.
 - Class A4 air permeability (highest level).
 - Class E-900 water tightness.
 - Class CS wind resistance.
 - Wide range of opening options and finishes.

Glazing

- Triple high-quality glazing: Climalit Laminar 3+3 Planitherm XN + Argon gas + Laminar 4+4 Silence with:
 - Low emissivity (high energy efficiency).
 - Superior acoustic insulation.
 - Enhanced safety (anti-vandal laminated glass).
 - Total thickness: 30 mm.

Blinds

- Motorized 45 mm aluminum blinds integrated into the home automation system, filled with polyurethane foam (140 kg/m³ density) for better thermal and acoustic insulation.

Thermal Transmittance

- Façade + carpentry + glass + blinds combined thermal transmittance: $U = 0.23 \text{ W/m}^2 \cdot \text{K}$ (significantly higher than local standards: $0.48\text{--}0.55 \text{ W/m}^2 \cdot \text{K}$).

Close to the Passivhaus standard, allowing up to 90% savings in air conditioning,

exceptional thermal and acoustic comfort, high energy efficiency, and a low carbon footprint.

2. ROOFS

- Thermal insulation and waterproofing membrane ensuring total protection against leaks and humidity while contributing to the building's high energy efficiency.

3. STRUCTURE AND FOUNDATIONS

- Reinforced concrete structure according to the Spanish Technical Building Code.
- Reinforced slabs and floors designed to support optional glass pools or large jacuzzis.
- Foundations adapted to soil conditions per Geotechnical Study.

Partition Walls and Insulation

- Drywall partitioning that facilitates installations, improves insulation, and prevents acoustic bridges.
- Divisions between homes reinforced with metal structures and insulation according to regulations.

Flooring

- Continuous flooring from living room to terrace for visual harmony.
- Non-slip finish suitable for outdoor use.

All finishes by PORCELANOSA PRESTIGE.

4. VENTILATION

- Ventilation system per Technical Building Code.
- Single-flow mechanical ventilation with outdoor air supply—no need to open windows to ventilate → greater energy savings and less noise.
- Ceiling fans in all bedrooms.

5. PLUMBING AND DRAINAGE

- Main shut-off valve and independent valves in each wet room.
- Water outlets for sanitary ware, kitchen, and appliances.
- Domestic hot water via centralized high-efficiency arothermal system.
- Sanitary equipment connected to PVC drainage network.

6. HEATING / AIR CONDITIONING

- Ducted air conditioning with heat pump.
- Digital thermostats in all rooms.
- Electric underfloor heating throughout the home except in bathrooms, which feature wall-mounted towel radiators.

7. ELECTRICITY / TELECOMMUNICATIONS

- Electrical and telecom outlets as per standards.

- Telephone and TV/FM sockets in living room, kitchen, and bedrooms.
- Power outlet on terrace and broadband in living room and master bedroom.
- LED lighting throughout the home and common areas.
- Recessed LED lights in hallways, bathrooms, and kitchen.
- Outdoor LED fixtures.
- Video intercom connected to the main entrance and lobby.
- Full-coverage Wi-Fi system ensuring stable, secure, and uniform connectivity throughout the home, including terraces.

Photovoltaic System and Backup Power

- Latest-generation photovoltaic panels on the rooftop powering common areas.
- Provides clean, sustainable energy for exterior/interior lighting, pumps, and elevator support, reducing total energy consumption and carbon footprint.
- Backup generator guarantees uninterrupted power for up to 4 days in case of outage.
- This combination enhances energy efficiency, sustainability, and resident safety.

8. HOME AUTOMATION

- Smart home system with functions such as:
 - Lighting control (manual or remote).
 - Intelligent temperature regulation.
 - Automated blinds/curtains.

Optional: door sensors, IP cameras, alarms, and energy monitoring.

9. INTERIOR SPACES

Kitchen

- Fully fitted kitchen by GAMADDECOR (PORCELANOSA) with sustainable cabinetry.
- Appliances: induction hob, oven, extractor hood, dishwasher, refrigerator, and washer-dryer (BOSCH or SIEMENS).
- KRION countertop and sink (PORCELANOSA), antibacterial, recyclable, and durable material.

Bathrooms

- Integrated bathroom units by BUTECH and MONOBATH (PORCELANOSA).
- Porcelain stoneware wall and floor tiles; humidity-resistant ceilings.
- Main bathroom: KRION countertop and washbasin, wall-hung vanity, mirror, thermostatic tap, shower screen, and towel radiator.
- Secondary bathroom: full tiling, shower with screen, vanity with mirror, compact toilet with concealed tank (PORCELANOSA PRESTIGE).

Interior Carpentry

- Armored main door, white lacquered interior.
- White interior doors with stainless steel handles, some sliding (bathrooms).
- Built-in wardrobes with lighting, modular interiors with rail, shelf, and drawers.

10. EXTERIOR SPACES

Gated development prioritizing security.

Common areas finished with PORCELANOSA materials, LED lighting for energy efficiency, and landscaping for privacy and enjoyment — including low-maintenance gardens, solarium pool, children's play area, garage, bicycle parking, mailboxes, and recycling point.

Staircases and Lobbies

- PORCELANOSA PRESTIGE ceramic tiles with matching skirting.
- Painted walls and ceramic flooring.

Terraces and Porches

- Non-slip porcelain tiles (PORCELANOSA PRESTIGE).
- Equipped with power, TV, water outlets, lighting, and drainage.

Balconies

- Frameless panoramic glazing system with stainless steel "U"-shaped supports for maximum transparency and durability.
- AISI 316 stainless steel profiles with polished satin finish, anchored with certified fasteners.
- 10 mm thick anthracite tempered safety glass with polished edges.
- Dividing walls between balconies built with double brick block, clad in top-quality ceramics matching the façade.
- Topped with protective parapet and frosted laminated glass for privacy and aesthetics.

Awnings

- Automated electric awnings integrated into the building's architecture, with wind and UV sensors for automatic operation.
 - Automatic retraction in strong winds.
 - Smart extension in high solar radiation.
 - Enhances indoor comfort and reduces energy consumption.

11. COMMUNITY GARAGE

- Automatic doors with remote control and anti-crush system.
- Continuous flooring with premium finish.
- Large parking spaces for easy maneuvering.
- Community recycling area.
- Pre-installation for electric vehicles in each space.
- 47 bicycle parking spots.

12. STORAGE ROOMS

- 49 medium-sized storage units (4.5 m²) in basement level.
- Convenient access via elevators, compliant with ventilation, access, and safety codes.

- Fire-resistant enclosures, metal doors with locks, lighting, ventilation, and clear numbering.

13. COMMON AREAS

- Large green areas with pool and recreation zones.
- Swimming pool with children's area and surrounding solarium.
- Outdoor fitness and walking spaces.
- Benches for reading and relaxation.
- Areas for pétanque, picnic, and outdoor gym.

PORCELANOSA GROUP FINISHES – TECHNICAL DEFINITIONS

High-end materials tested for bending, abrasion, chemical resistance, thermal shock, and water absorption, as per European standards (PORCELANOSA Ceramic Book 2025).

“Premium quality” implies:

- High wear resistance.
- Low water absorption — ideal for exteriors or cold climates.
- Strong mechanical resistance to impact and load.
- Dimensional precision (rectified tiles for perfect finishes).
- High chemical and thermal resistance.
- Anti-slip finish suitable for wet or outdoor areas.